



51 Houghton Drive, Hillside, Montrose,
DD10 9FD

Attractive detached bungalow situated within a popular residential area convenient for public transport, recreational facilities and shopping amenities.

The property, which benefits from double glazing and gas central heating, was formally three bedrooms and has now been adapted to suit the needs of the current owner. Accommodation comprises: entrance vestibule, spacious lounge/dining room with ample space for both occasional furniture and dining suite, two windows and french doors leading to inner hall. Inner hall with hatch giving access to attic space and two storage cupboards. Kitchen fitted with both wall mounted and base units, contrasting work surfaces incorporating white sink unit and drainer, oven, hob, extractor, plumbing for automatic washing machine, side facing window and door leading to driveway. Master bedroom with rear facing window, double mirror fronted wardrobes and access to ensuite. Ensuite fitted with two piece white suite comprising WC and wash hand basin with storage below and separate shower cubicle. Bedroom two is currently utilised as a study with side facing window and archway giving open plan access to sitting room. Sitting room/Bedroom three is located to the rear of the property with french doors leading to garden. Bathroom fitted with three piece suite comprising WC, wash hand basin and bath.

Externally there are gardens to both front and rear laid with easy maintenance in mind and incorporating a wide variety of trees, plants and shrubs. Summer house. Driveway leading to single garage. Viewing is highly recommended to appreciate this well-presented home.

- Attractive Detached Bungalow in Popular Residential Area
- Originally a 3 Bedroom Property
- Accommodation Comprises:
- Entrance Vestibule
- Lounge/Dining Room
- Inner Hall
- Breakfasting Kitchen
- Master Bedroom
- Ensuite Shower Room
- Bedroom 2
- Sitting Room/Bedroom 3
- Bathroom
- Double Glazing
- Gas Central Heating
- Garage
- Gardens
- Viewing Highly Recommended
- EPC Rating D



51 Houghton Drive, Hillside, Montrose, DD10 9FD

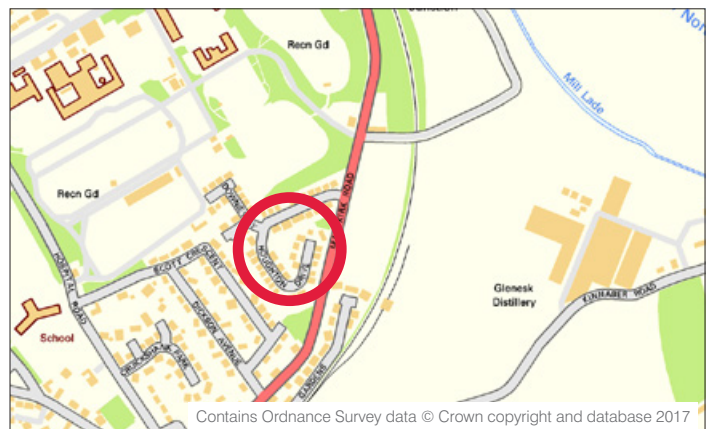
Room Dimensions

Vestibule	5'0 x 3'9	(1.52m x 1.14m)
Lounge/Dining Room	21'8 x 14'6 (At Widest Point)	(6.60m x 4.42m (At Widest Point))
Breakfasting Kitchen	10'4 x 9'7	(3.15m x 2.92m)
Master Bedroom	11'9 x 9'7	(3.58m x 2.92m)
Ensuite	5'2 x 4'11	(1.57m x 1.50m)
Bedroom 2	10'4 x 8'3	(3.15m x 2.51m)
Sitting Room/Bedroom 3	11'10 x 7'11	(3.61m x 2.41m)
Bathroom	6'3 x 5'2	(1.91m x 1.57m)



Ground Floor

Illustrative only. Not to scale.



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

Arbroath: 165 High Street, Arbroath, Angus, DD11 1DR

Tel: 01241 876633 | E: arbroath@thorntons-law.co.uk | www.thorntons-property.co.uk

Anstruther | Cupar | Dundee | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews