



41A Ferry Street | Montrose | DD10 8BZ

Fixed Price £44,000

T.DUNCAN & CO.
Solicitors • Estate Agents





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This first floor flat enjoys a central location within walking distance of Montrose High Street and is an ideal first time buy or buy to let investment. The property has electric heating and double glazing with carpets and light fittings included in the sale.

First Floor Flat

- Lounge: 11'1 x 12'5 (3.39m x 3.79m)
- Kitchen: 6'9 x 11'10 (2.08m x 3.63m)
- Bedroom: 10'6 x 11'10 (3.22m x 3.62m)
- Bathroom: 4'4 x 8'4 (1.33m x 2.55m)
- 1 Private Outhouse
- 1 Mutual Outhouse
- Mutual Garden

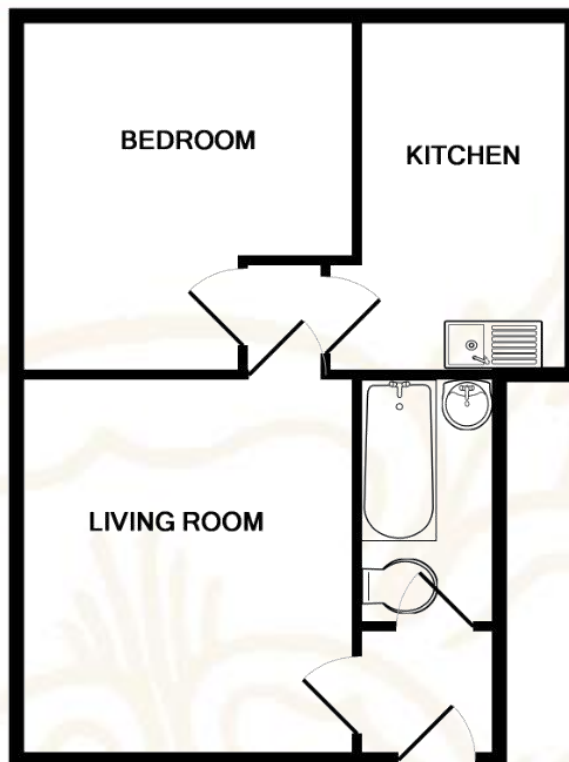


Entry is into the vestibule giving access into the bathroom which is fitted with a three piece white suite with an over the bath Triton shower. The vestibule also gives access into the lounge which has a feature fireplace incorporating an electric fire. There is also a cupboard housing the hot water tank and the electric meter. From here an inner hallway leads to the front facing bedroom and also the kitchen. The kitchen is fitted with base and wall units with ample space for appliances and a dining table.



Outside to the rear of the property there is a mutual garden which is mainly laid to grass bordered by shrubs. There is a private brick built outhouse and an external mutual outhouse for additional storage.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Services: Electric Heating & Double Glazing

Fixtures & Fittings: Carpets & light fittings incl.

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8BZ

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent



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