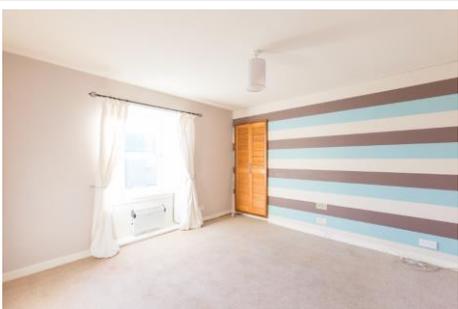




**17D Baltic Street**  
**Montrose, DD10 8EX**  
**Offers Over £50,000**



## **LOCATION**

Montrose, a popular and thriving Angus coastal town, offers its residents an excellent range of local services and amenities including local and national shops, supermarkets, health and leisure centres as well as the main east coast railway line giving easy access to many of the surrounding Angus and Aberdeenshire towns including Aberdeen and Dundee as well as Edinburgh and beyond. Surrounded by some truly spectacular Angus countryside and coastline, Montrose is very well situated for the outdoor enthusiast with many activities available in the area, especially golf with the famous historic links at Montrose itself, the Championship Course at Carnoustie which regularly hosts the British Open, Edzell, Forfar and Stonehaven to name but a few. The A90 dual carriageway is nearby and Montrose lies within commuting distance of both Aberdeen and Dundee, which offer all the facilities expected of major cities.

## **DESCRIPTION**

This top floor flat is located in a very central part of town with easy access to all amenities including High Street shops, health and leisure centres as well as the railway station. On entry into the hallway, there is an electric heater and a shelved airing cupboard housing the hot water tank. From the hallway there is access into the spacious rear facing lounge with a shelved storage cupboard, with louvre doors, and an electric heater. The kitchen is fitted to base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap, plumbing for an automatic washing machine (included in the sale) and space for a fridge (included in the sale). There is a stainless steel electric oven and hob with extractor hood above. To the front, is the bedroom with a shelved and hanging wardrobe and a tiled bathroom with a 3-piece suite with shower to tap and over the bath shower.

Outside there is access to mutual courtyard and drying area with a private outhouse.

- Top Floor Flat
- Lounge: 13'0 x 14'6 (3.96m x 4.43m)
- Kitchen: 6'3 x 8'2 (1.92m x 2.50m)
- Bedroom: 13'0 x 14'2 (3.98m x 4.33m)
- Bathroom: 6'2 x 6'9 (1.89m x 2.09m)
- Mutual Courtyard
- Drying Area
- Private Outhouse

17D Baltic Street, Montrose, DD10 8EX



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**Services:** Double Glazing

**Fixtures & Fittings:** Floor coverings, Curtains, Light Fittings  
Washing machine & Fridge

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 8EX

**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

**143 High Street, Montrose, DD10 8QN**

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*N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T Duncan & Co has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients of their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.*