



71a Bridge Street | Montrose | DD10 8AE

Offers Over £83,500

T.DUNCAN & CO.

Solicitors • Estate Agents





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Modern ground floor apartment with new gas central heating and private parking. The property has an ideal setting in the centre of Montrose and is presented in modern neutral tones with furnishings and white goods available if required. Viewing is highly recommended to appreciate the quality of this well presented property which would make an ideal first-time-buy, downsize, or buy-to-let investment. The property comprises of an open plan lounge/kitchen, 2 double bedrooms, both with fitted wardrobes, and a bathroom with over the bath shower.

- Lounge/Kitchen: 12'10 x 23'7 (3.93m x 7.19m)
- Bedroom 1: 9'2 x 10'2 (2.81m x 3.10m)
- Bedroom 2: 9'2 x 10'2 (2.81m x 3.10m)
- Bathroom: 6'9 x 8'4 (2.07m x 2.54m)
- Double Glazing
- New Gas Central Heating
- Furnishings Available
- Private residents off street parking area



Entry is via a security entry system into mutual entrance hallway with access from here into the property.

On entry the hallway has a cupboard housing the fuse box and one housing the electric wet system, radiator and access into all rooms.

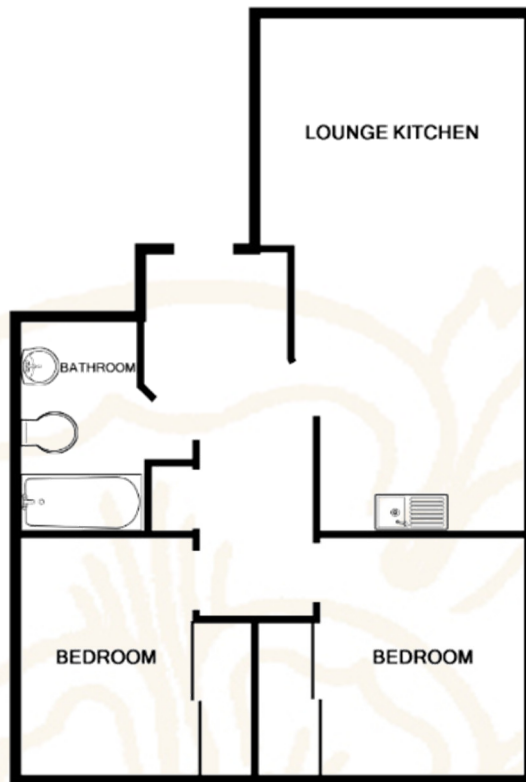
To the front there is a bright spacious open plan lounge with modern kitchen area. The lounge has 2 front facing windows, TV and telephone points, spotlights to the ceiling and 2 radiators. A breakfast area with ample room for seating opens into the modern kitchen area which is fitted to base and wall units with coordinating work surfaces incorporating a stainless steel sink, stainless steel electric oven, hob with an extractor hood above. There is plumbed space for a washing machine and space for an under counter fridge.

There are 2 bedrooms, both with double shelved and hanging wardrobes with sliding mirror doors and both with 2 rear facing Velux windows and a radiator.

The bathroom consists of a three piece white suite with an over the bath Mira shower. There is tiling to the bath and shower area, a heated towel rail and bathroom fitments.

Outside to the rear there is access to private residents off street parking area.





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: Double Glazing & Gas Central Heating

Fixtures & Fittings: All furnishings can be available to purchase

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8AE

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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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.