



71a Bridge Street | Montrose | DD10 8AE

Offers Over £83,500

T. DUNCAN & CO.

Solicitors • Estate Agents





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Located within the centre of Montrose, close to all amenities and services, this modern ground floor apartment has an ideal setting. Presented in modern neutral tones with new carpets, the property is available with all furnishings and white goods if required. The property has the unique benefit of a central location and private residents parking and viewing is highly recommended to appreciate the quality of property on offer. The property comprises of an open plan lounge/kitchen, 2 bedrooms and a bathroom.

Ground Floor Apartment

- 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 and Electric Wet Central Heating
- New Carpets
- 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.

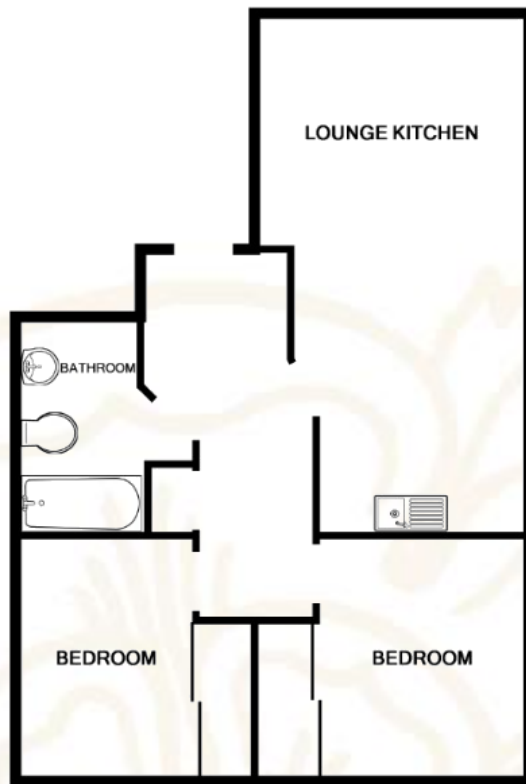
To the front there is a bright spacious open plan lounge with modern kitchen area. The lounge has 2 front facing windows, TV and telephone points, spotlights to the ceiling and 2 radiators. A breakfast area with ample room for seating opens into the modern kitchen area which is fitted to base and wall 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 & Electric Wet Central Heating

Fixtures & Fittings: New carpets. 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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