



Flat 2, 6 Wharf Street | Montrose | DD10 8BD

Fixed Price £45,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Looking out onto Montrose harbour and the iconic Bamse Memorial Statue this ground floor flat enjoys a delightful setting in a very popular area. An ideal buy-to-let, first time buy or holiday home the property can be sold with all furnishings and it has the benefit of double glazing and electric heating. There is a generous lounge with kitchen area, 1 double bedroom and a bathroom with over the bath shower. An easily maintained mutual courtyard to the rear provides a drying area and there is also a private area within the cellar ideal for storage.

- Ground Floor Flat
- Lounge/Kitchen: 13'7 x 14'6 (4.17m x 4.45m)
- Bedroom: 7'6 x 13'5 (2.33m x 4.11m)
- Bathroom: 4'8 x 7'7 (1.47m x 2.36m)
- Double Glazing
- Electric heating
- Mutual Cellar with private storage area
- Mutual Courtyard



On entry into hallway there is a smoke alarm and a cupboard housing the water tank.

To the front there is access into a spacious open plan lounge/kitchen with two front facing windows giving views onto the harbour and the Bamse memorial statue. The lounge area is equipped with TV and Telephone points and has laminate flooring.

The kitchen area is fitted to wall, base and glass display units with coordinating work surfaces incorporating a stainless steel sink. There is an electric oven, hob and extractor hood above, plumbed space for automatic washing machine (included) and space for an under counter fridge (included).



To the rear, a 15 pane glass panel door gives access into the bedroom which has an electric panel heater, TV and telephone points and a rear facing window.

The bathroom has a three piece white bathroom suite with an over the bath electric Triton shower. There is tiling to the bath, shower and wash hand basin areas, a heated towel rail, bathroom fitments and an expel air.

Outside there is a mutual cellar with a private storage area and access to a mutual courtyard to the rear with drying 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:** Electric Heating and Double Glazing

**Fixtures & Fittings:** Carpets, blinds & light fittings incl.

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 8BD

**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



*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 or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.*

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