



2 William Street, Ferryden | Montrose | DD10 9RP

Offers Over £68,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Offering an exceptional outlook within a very popular fishing village this bright spacious 1 bedroom maisonette would make an ideal first-time-buy, buy-to-let or Airbnb investment. Up graded by the current owner the property has under gone a degree of improvements including new gas central heating, double glazing, kitchen and bathroom with shower and viewing is highly recommended to appreciate this superb property set on the waters edge.

- First Floor Maisonette
- Spacious Lounge: 16'7 (widest) x 11'5 (5.10m x 3.50m)
- Recently Up-Graded Kitchen: 6'9 x 6'6 (2.10m x 2.0m)
- Bathroom with Shower: 6'2 x 6'4 (1.88m x 1.95m)
- Bedroom: 12'1 x 15'4 (3.70m x 4.70m)
- Newly Installed Gas Central Heating
- Wooden Shed located on the foreshore



Entry is into the hallway with access from here into the lounge and to the upper floor.

A bright spacious lounge has both front and side facing windows which give open views over the harbour towards Montrose, the bridge, and the Angus Glens beyond as well as out to the east coast. There is an open fire with wooden fire surround, tv and telephone points, wall lights, cornicing and a radiator. There is also an under stairs storage cupboard with plumbed space for an automatic washing machine.

From the lounge there is access into a rear hallway, with window, radiator and an area housing the central heating boiler.

The kitchen also has a rear facing window and has recently been upgraded with modern base and wall units with coordinating work surfaces incorporating a stainless-steel sink with a mixer tap. There is space for a gas cooker, with stainless-steel extractor hood above and space for a fridge freezer.

The bathroom is side facing and comprises of a three piece white bathroom suite with an over the bath electric shower, with wet wall to the bath and shower area. There is a vanity to the wash hand basin and WC, bathroom fitments and a heated towel rail.

The bedroom is located on the upper floor and offers a bright spacious double bedroom with superb open views from a large bay window. Here you overlook the harbour towards Montrose, and the east coast as well as towards the bridge with Angus Glens beyond. There is a double shelved and hanging wardrobe and a radiator.

Outside there is a wooden shed located on the foreshore.





**Services:** Gas Central Heating and Double Glazing

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

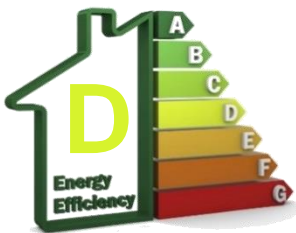
**Local Authority:** Angus Council

**Council Tax Band:** A

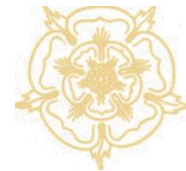
**Post Code:** DD10 9RP

**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 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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