



33b Wharf Street | Montrose | DD10 8BD

Offers Over £85,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Enjoying a delightful open outlook over Montrose harbour and bridge with Montrose Wildlife Basin and Ferryden beyond, this traditional 3 bedroom top floor apartment must be viewed to appreciate its style and character. Large traditional windows offer open views and also allow an abundance of natural light to flood into the many south facing rooms. The property comprises of a lounge, dining kitchen, 3 bedrooms and bathroom with a large loft space, and access to an enclosed mutual garden with a private outhouse and private cellar area in the basement.

- Top Floor Apartment
- Lounge: 11'5 x 13'7 (3.51m x 4.18m)
- Dining Kitchen: 12'2 x 12'5 (3.72m x 3.80m)
- Bedroom 3/Dining Room: 9'8 x 10'5 (3.0m x 3.20m)
- Bedroom 1: 13'1 x 10'4 (4.0m x 3.17m)
- Bedroom 2: 7'6 x 10'1 (2.31m x 3.07m)
- Bathroom: 6'1 x 7'10 (1.85m x 2.43m)
- Mutual Garden
- Private Outhouse
- Private Cellar in the Basement



Entry is into the hallway which has a walk-in shelved storage cupboard housing the electric fuse box and meter, an access hatch leading into a large loft, a smoke alarm and a radiator.

The lounge is front facing with a window giving an impressive view over the harbour and towards Ferryden beyond. There is a shallow shelved alcove, deep skirtings, cornicing, a radiator and an electric wall mounted fire.

The dining kitchen is rear facing and is fitted to base, wall and glass display units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap. There is a stainless electric oven, gas hob with stainless steel extractor hood above, an integrated washing machine, dishwasher, and free standing fridge freezer (available by separate negotiation). There is also a cupboard housing the gas central heating boiler, a radiator and spot lights to the ceiling.



Bedroom 1 is to the rear overlooking the mutual garden and has a shallow shelved cupboard, and a radiator.

Bedroom 2 also looks onto the harbour and has a shelved and hanging cupboard which houses the gas meter, a second shelved and hanging wardrobe and a radiator.

Bedroom 3/dining room is also front facing with a double shelved and hanging wardrobe with storage cupboard above, shallow shelved storage cupboard and a radiator.

The bathroom is also to the rear and comprises of a three piece white suite with an over the bath power shower with deluge shower attachment and glass shower screen. There is a vanity to the wash hand basin and WC, a bathroom cabinet, heated towel rail and spotlights to the ceiling.

Outside is a mutual garden which is mainly laid to grass. There is a private outhouse and access into the basement where there is also a private cellar.

Services: Gas Central Heating

Fixtures & Fittings: Carpets, integrated appliances & light fittings incl.

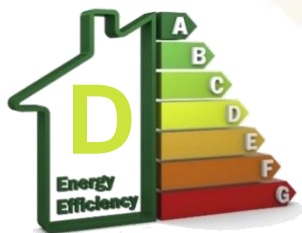
Local Authority: Angus Council

Council Tax Band: B

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



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