



49 India Street | Montrose | DD10 8PQ
Offers Over £29,000

T. DUNCAN & CO.
Solicitors • Estate Agent





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Requiring a degree of modernisation this 1 bedroom ground floor flat offers a great deal of potential either as a first time buy or buy-to-let investment. The property has gas central heating and double glazing and comprises of a lounge, kitchen, 1 bedroom and bathroom. Outside there is a small private garden area, a private outhouse, with access to the mutual drying green and mutual outhouse.

- Ground Floor Flat
- Kitchen: 4'4 x 9'4 (1.33m x 2.87m)
- Lounge: 13'3 x 12'9 (4.06m x 3.92m)
- Bedroom: 9'6 x 12'6 (2.92m x 3.85m)
- Bathroom: 3'3 x 12'5 (1.02m x 3.80m)
- Gas Central Heating & Double Glazing
- Private Garden Area
- Private Outhouse
- Mutual Garden
- Mutual Outhouse



Entry into a hallway where there is a cupboard housing the electric meter and a radiator.

There is access into the galley style kitchen which is fitted to base and wall units with coordinating work surfaces incorporating a stainless steel sink. There is plumbed space for an automatic washing machine, a gas hob and an electric oven.

The lounge is front facing and has a wooden fire surround with tiled inlay, wooden shelved fitment and a shallow shelved cupboard.

The bedroom is rear facing with a shallow shelved cupboard and from here there is access into the bathroom.

The bathroom comprises of a three piece coloured suite and an over the bath Mira shower.

Outside there is a small area of private garden ground and a private outhouse as well as the mutual drying green and mutual outhouse.





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: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, curtains & light fittings incl.

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8PQ

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.

For a free no obligation valuation of your own property call our Property Department on 01674 672353.