



9 India Street | Montrose | DD10 8PQ

Offers Over £80,000

T. DUNCAN & CO.

Solicitors • Estate Agent





9 India Street | Montrose | DD10 8PQ

Offers Over £80,000

This spacious 2 bedroom ground floor flat has an ideal location within walking distance of many local amenities and services and has the benefit of direct access into its own private garden. There is a spacious lounge, dining kitchen, 2 double bedrooms and a shower room with gas central heating and double glazing. Outside is a south facing, private, easy to maintain, enclosed garden with two private outhouses.

- Ground Floor Flat
- Lounge: 14'3 x 11'5 (4.37m x 3.51m)
- Dining Kitchen: 14'3 x 10'2 (4.35m x 3.11m)
- Bedroom 1: 12'9 x 11'8 (3.95m x 3.60m)
- Bedroom 2: 12'9 x 9'9 (3.93m x 3.03m)
- Shower Room: 8'4 x 4'8 (2.57m x 1.48m)
- Gas central heating & double glazing
- Carpets curtains & light fittings included
- Private garden
- 2 x Private Outhouses



Entry is into a vestibule and from here a glass panel door with glass side panel leads into the hallway.

The lounge is to the front and has a marble fireplace and hearth with wooden fire surround incorporating an electric fire. There is a shelved alcove with under storage, and a radiator.

The kitchen is rear facing and is fitted to base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is a stainless steel oven and gas hob with extractor hood above, an integrated washing machine and fridge, a radiator and a shelved larder cupboard.

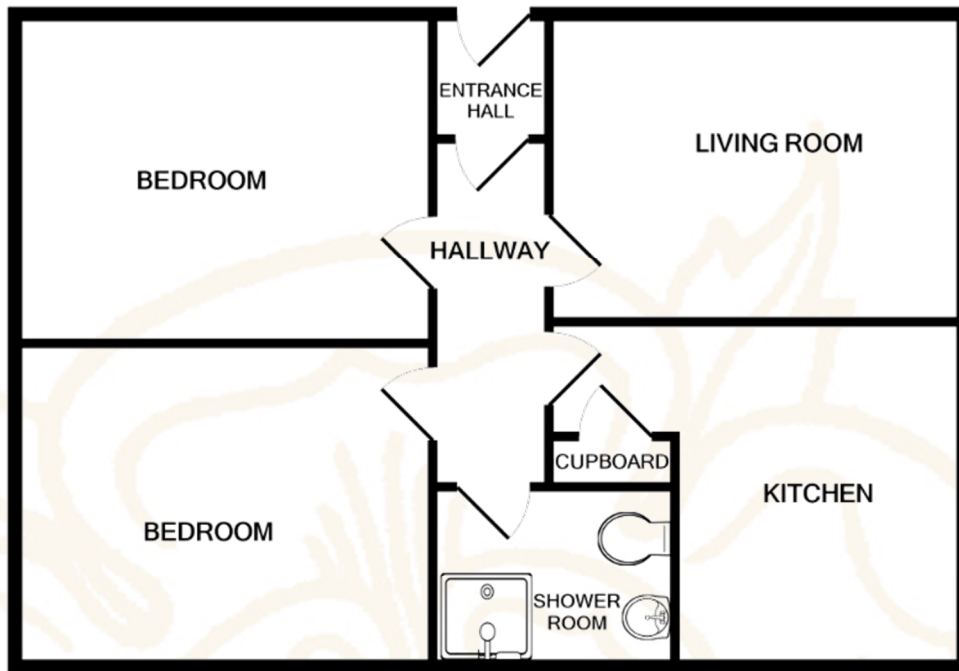
Bedroom 1 is front facing and there is a shelved alcove with under storage and a radiator.

Bedroom 2 is rear facing and has a shelved and hanging wardrobe, a shelved storage cupboard and a radiator.

The shower room is also rear facing and has a shower area with electric shower, a WC and a wash hand basin. There is tiling to dado height, wet wall to the shower area and there is a radiator.

There is a private south facing garden to the front which is very easy to maintain and has stone chippings, flower beds with established shrubs and two private brick built out houses.





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
 Made with Metropix ©2021

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 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

T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com



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 a draft Schedule.

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