



108b Castle Street | Montrose | DD10 8AX

Offers Over £120,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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This exceptionally spacious 4 bedroom maisonette is presented in move-in condition and viewing is highly recommended to appreciate the size of property on offer. Located close to the town centre, schools and park this lovely, well presented home has the benefit of a private, easy to maintain, garden, gas central heating and double glazing with all carpets, curtains and blinds included. There is a welcoming hallway with original balustrade staircase, ample storage, a spacious lounge with dining area, modern fitted kitchen, 4 double bedrooms and a large family bathroom.

- Spacious first floor maisonette
- Lounge with dining area: 20'4 x 12'2 (6.21m x 3.72m)
- Dining kitchen: 10'2 x 12'2 (3.10m x 3.71m)
- Bathroom: 6'8 x 11'3 (2.09m x 3.46m)
- Master bedroom: 13'1 x 14'5 (4.0m x 4.72m)
- Bedroom 2: 20'8(longest) x 13'1 (6.35m x 4.0m)
- Bedroom 3: 10'10 x 19'2 (3.35m x 5.8m)
- Bedroom 4: 7'10 x 13'10 (2.43m x 4.26m)
- Easily maintained private garden
- Private cellar



Entry is into a hallway with the traditional staircase leading to the first floor. Here there are two storage cupboards, one housing the electric fuse box and another cupboard housing the hot water tank, there is a radiator and a side facing window.

The lounge has a dining area with feature curved wall and both have side facing windows. There is a shelved alcove, wall mounted tv point and a radiator.

The kitchen is side facing and is fitted to modern base and wall units with under unit lighting and coordinating work surfaces incorporating a 1½ stainless steel sink with mixer tap. There is an electric oven and hob with extractor hood above, an integrated dish washer, fridge freezer, and plumbed space for an automatic washing machine. There is a cupboard housing the central heating boiler, an island with breakfast bar seating area with wine rack and additional storage units.

The generous size master bedroom has both side and front facing windows and enjoys a view towards Montrose harbour. There is a ceiling light fitting, cornicing and a radiator.

Bedroom 4 is also front facing and has a shelved alcove with under storage and a radiator.

The bathroom is side facing and comprises of a three piece white bathroom suite with an over the bath electric shower. There is tiling to the bath, shower and wash hand basin areas, bathroom fitments and a radiator.

The traditional staircase continues to the upper floor where there are a further two spacious bedrooms.

Bedroom 2 is front facing giving views towards Montrose harbour and there is a shelved and hanging wardrobe, a radiator and tv point.

Bedroom 3 has a side facing window, radiator, and large shelved and hanging wardrobe with mirror doors. Within the wardrobe there is access into an additional storage room with power and light.

Outside the private garden is easy to maintain with a slabbed seating area bordered by stone chips and there is a private cellar.



Awaiting floor plan

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 ©2019

Services: Gas Central Heating and Double Glazing

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

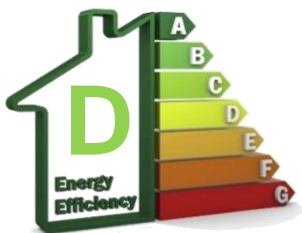
Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8AX

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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