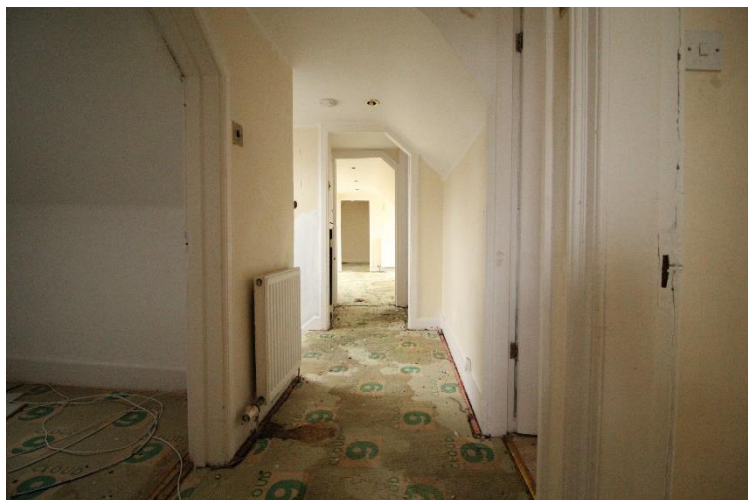




45 High Street | Montrose | DD10 8LR  
Offers Over £140,000

**T. DUNCAN & CO.**  
Solicitors • Estate Agent







45 High Street | Montrose | DD10 8LR

**Offers Over £140,000**

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This spacious 2nd floor and attic maisonette is situated on Montrose High Street within walking distance of a wide range of shopping amenities, recreational facilities and public transport.

The property, which offers accommodation over two floors, comprises: 4 x large double bedrooms, kitchen, dining room, living room, 2 x bathrooms, WC, office and 2 x storage rooms.

Due to the size and layout, this property would be well suited to a developer looking to convert the property into multiple units or a family looking for town centre living.

- 2<sup>nd</sup> floor attic maisonette
- Kitchen: 9'10 x 13'6 (3.04m x 4.15m)
- Living Room: 15'6 x 20'7 (4.76m x 6.30m)
- Bathroom 1: 4'9 x 8'7 (1.51m x 2.67m)
- Bathroom 2: 11'5 x 5'9 (3.52m x 1.81m)
- WC: 4'1 x 4'0 (1.25m x 1.23m)
- Office: 13'5 x 7'8 (4.13m x 2.37m)
- Bedroom 1: 18'2 x 14'10 (5.56m x 4.57m)
- Bedroom 2: 13'5 x 14'7 (4.13m x 4.47m)
- Bedroom 3: 16'4 x 13'2 (4.99 x 4.04m)
- Bedroom 4: 12'3 x 13'4 (3.76m x 4.08m)
- 2 Storage Rooms







Free SD export  
floorplanner

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

**Fixtures & Fittings:** N/A

**Local Authority:** Angus Council

**Council Tax Band:** C

**Post Code:** DD10 8LR

**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 a draft Schedule.*

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