



45b Ferry Street | Montrose | DD10 8BZ
Offers Over £150,000

T. DUNCAN & CO.
Solicitors • Estate Agent





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Viewing is highly recommended to appreciate this beautiful period property which has been sympathetically upgraded by the current owner. This impressive 3 bedroom apartment offers a great sense of space and light and it has been thoughtfully decorated to enhance its many traditional features. There is a mutual entrance hallway which is shared by just one other property and here there is access into the enclosed garden. On entry into the apartment you are met with a large welcoming hallway with access from here to all rooms including a delightful sunny sitting room, dining kitchen, 3 generous size bedrooms and luxury bathroom.

- Traditional Apartment
- Many period features
- Entrance Hallway: 9'3 x 18'4 (2.84m x 5.60m)
- Sitting Room: 18'5 x 15'9 (5.65m x 4.86m)
- Dining Kitchen: 14'7 x 13'1 (4.47m x 4.0m)
- Bedroom 1: 13'2 x 15'8 (4.04m x 4.85m)
- Bedroom 2: 14'1 x 11'9: (4.3m x 3.62m)
- Bedroom 3: 9'8 x 9'8 (3m x 3m)
- Bathroom: 6'0 x 9'3 (longest) (1.83m x 2.83m)
- Mutual garden and with courtyard area
- Private wooden shed
- Gas central heating & some double glazing



Entry is into a mutual hallway, which is shared by just one other resident. Here there is access to the enclosed garden, with courtyard area, and to an impressive traditional stairway which leads to the property. On entry into the apartment, you are met with a welcoming reception hallway with striking traditional features including cornicing, plaster work and deep skirtings. There is a shelved storage cupboard housing the electric meter, a telephone point and radiator.

To the front, offering views over the surrounding rooftops towards the harbour and Ferryden beyond, is an impressive sitting room with two front facing windows, with window shutters, and a feature cast iron fireplace with tiled inlay and hearth, with a wooden surround. There is also a shallow shelved storage cupboard, ornate cornicing, a ceiling rose, deep skirtings and a radiator.

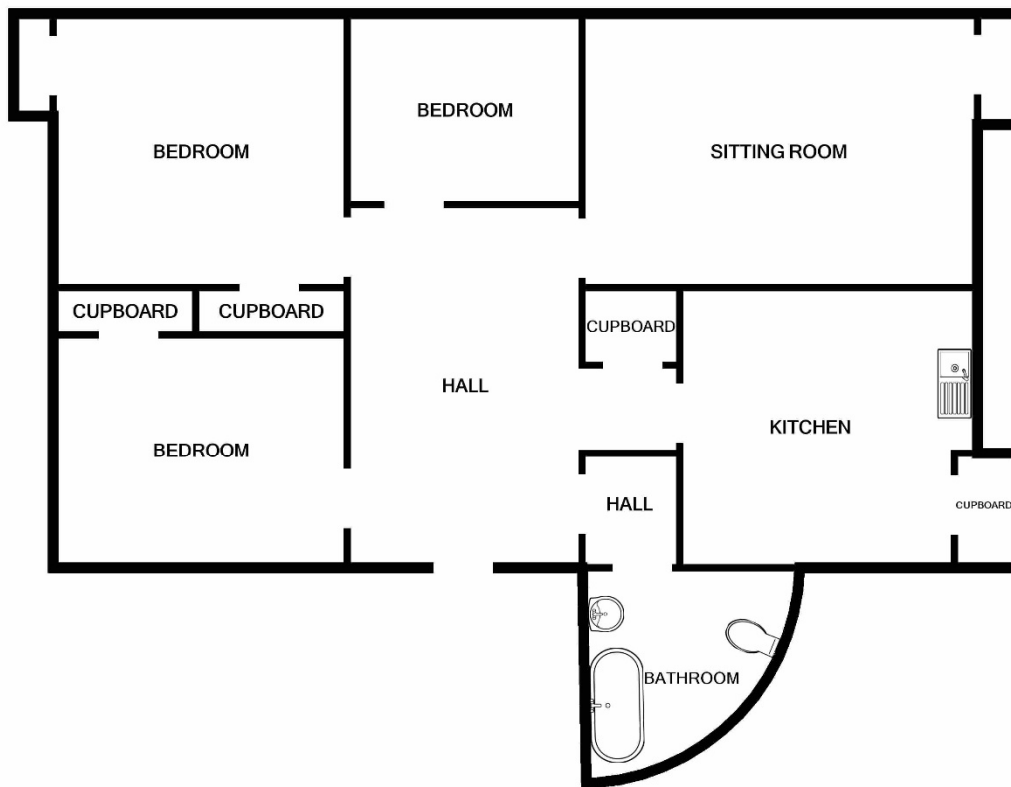
The dining kitchen has a rear facing double glazed window, and is fitted to base and wall units with coordinating work surfaces incorporating a 1½ stainless steel sink with mixer tap. There is an electric oven* and hob* with extractor hood above, plumbed space for an automatic washing machine and dishwasher as well as a cupboard housing the Worcester gas central heating boiler. There is additional space for further appliances with a cold-water feed.

Bedroom 1 is a delightful, sunny bedroom with a front facing window, with window shutters, offering views towards the harbour and Ferryden beyond. There is an original fireplace with wooden fire surround and slate hearth, a shallow shelved cupboard and also a shelved and hanging wardrobe. There is a vertical radiator, cornicing and ceiling rose.

Bedroom 2 is rear facing, with window shutters, and has a wardrobe with shelved and hanging space, a feature fireplace with tiled inlay and hearth with a wooden fire surround. There is ceiling rose and a radiator.

Bedroom 3 is front facing, and is presently utilised as a home office and craft room. There are window shutters, cornicing, a ceiling rose, and a radiator.

From the hallway there is access into a conveniently located cloaks area with hanging space. From here there is access into the bathroom with feature curved wall where there is a luxurious double ended bath, with over the bath electric shower, and a wc and wash hand basin. The bathroom is finished with modern wet wall to the bath, shower and wash hand basin areas, with painted wood panelling to dado height. There is cornicing and a heated towel rail. Outside is an enclosed mutual garden with secluded courtyard seating area, and sunny lawned area which is bordered by well stocked flower beds. There is also a private wooden shed.



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 some double glazed windows to the rear.

There is access from the upper landing, outside the property, into a partly floored private loft.

Fixtures & Fittings: Carpets, blinds & light fittings incl.
 *The oven and hob shown in the photographs are to be replaced.

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8BZ

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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