



34 The Maltings | Montrose | DD10 8PE
Offers Over £60,000
(£5,000 UNDER HOME REPORT VALUATION)

T. DUNCAN & CO.
Solicitors • Estate Agent





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Offers Over £60,000

Located within a quiet cul-de-sac this 2 bedroom top flat offers bright airy accommodation and is conveniently situated to many local shops, parks, sports centre and the very popular Montrose beach. Decorated in neutral tones the property offers a spacious lounge with access from here into the kitchen, 2 generous size bedrooms, both with wardrobe space and a bathroom with shower over the bath. Outside is a mutual drying area and mutual residents parking area.

- Top floor flat
- Lounge: 13'3 x 11'1 (4.05m x 3.40m)
- Kitchen: 5'6 x 11'6 (1.70m x 3.55m)
- Bedroom 1: 9'1 x 8'5 (2.77m x 2.60m)
- Bedroom 2: 11'3 x 8'5 (3.45m x 2.60m)
- Bathroom: 5'6 x 6'6 (1.70m x 2.0m)
- Mutual Drying Green



Entry is via a mutual stairway which leads to the property. On entering the flat there is a spacious hallway with two storage cupboards, one housing the electric fuse box and one the hot water tank, there is also a storage heater.

To the front is a bright spacious lounge with laminate flooring, a storage heater and access into the kitchen.

The kitchen is fitted to base and wall units with contrasting work tops incorporating a stainless-steel sink with a mixer tap. There is plumbed space for an automatic washing machine (included) and space for an electric cooker and fridge freezer (both included).

Bedroom 1 is to the rear and has a wardrobe fitment with matching bedside cabinets included in the sale and a panel heater.

Bedroom 2 is also to the rear and has a double shelved and hanging wardrobe and a panel heater.

The bathroom is side facing and comprises of a 3 piece white bathroom suite with an over the bath electric shower. There is neutral wall tiles to three walls and vinyl flooring.

Outside is a mutual residents drying area and also mutual residents parking.



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: Storage Heating and Double Glazing

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

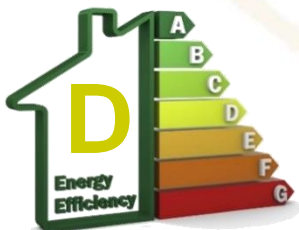
Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8PE

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.