



8 North Street | Montrose | DD10 8NG

Offers Over £80,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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This first floor flat is centrally located within walking distance of a wide range of local amenities and services, including town centre shops, health centre and supermarkets as well as Montrose railway station which gives easy access to all East coast towns and cities. The A90 is easily accessible making it an ideal location for commuting to Aberdeen or Dundee.

This ideal family home must be viewed to appreciate the accommodation on offer. Along with parking this lovely home would be an ideal purchase for the working professionals, a suitable buy to let and the perfect home for the first time buyer. The property benefits from double glazing and gas central heating.

- First Floor Flat
- Lounge: 10'7 x 16'7 (3.27m x 5.10m)
- Dining Room: 10'4 x 10'7 (3.16m x 3.27m).
- Kitchen: 10'4 x 8'7 (3.16m x 2.67m)
- Bedroom 1: 13'5 x 8'3 (4.11m x 2.53m)
- Bedroom 2: 8'9 x 13'5 (2.73m x 4.11m)
- Bathroom: 6'2 x 5'5 (1.88m x 1.69m)
- Mutual drying room on landing
- Private Cellar



Entry is through a UPVC door into an L-shaped hallway where there is a shelved storage cupboard housing the gas boiler and a further two storage cupboards. Wall mounted cupboard housing the electric meter.

The bright front facing lounge overlooks the park area and has fitted shelving units, spotlights to the ceiling and a radiator. Access to the dining room is gained from the lounge which has a rear facing window, two large storage cupboards and a radiator.

The kitchen is rear facing and fitted to wall and base units with coordinating worktops incorporating a stainless steel sink with mixer tap, space for fridge/freezer and free standing cooker and integrated automatic washing machine both to be included in the sale.

Bedroom 1 has a front facing window overlooking the park with double wardrobe which is shelved with hanging rail and a radiator.

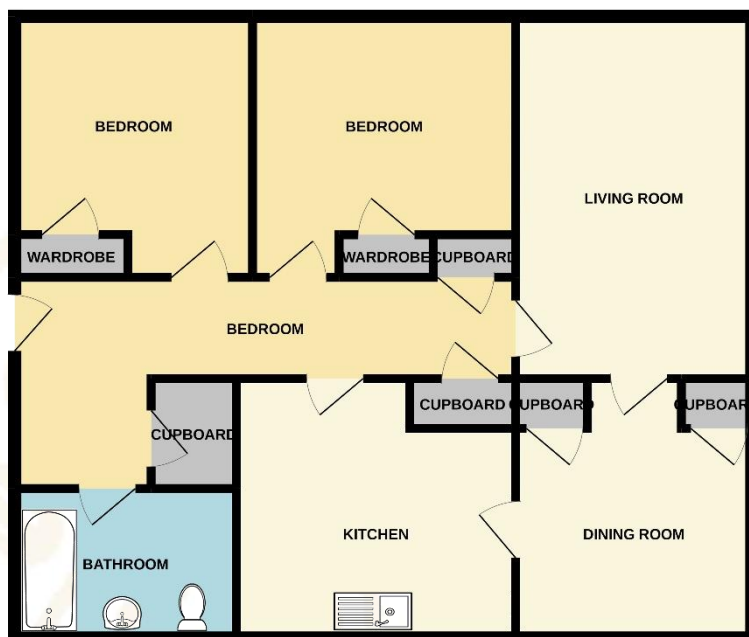
Bedroom 2 also has a front facing window overlooking the park with double wardrobe which is shelved with hanging rail and a radiator.

The rear facing bathroom comprises a three white piece suite, over the bath shower, tiled to the bath and wash hand area, window, radiator.

There is a large, mutual drying room on the landing shared by two and private cellar to the bottom of the stairwell.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Based on Metreplan 10/02/11

Services: Gas Central Heating and Double Glazing

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

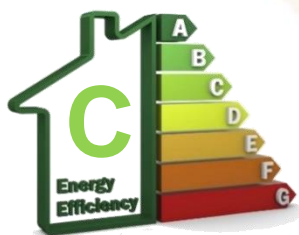
Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8NG

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