



107 Bridge Street | Montrose | DD10 8AJ

Offers Over £75,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Close to all amenities and services this ground floor flat is located within the popular town of Montrose and within walking distance of Montrose High Street which offers a wide range of amenities and services including High Street shops, supermarkets, as well as the sports centre with swimming pool and health centre. Montrose also has a railway station giving easy access to all east coast towns and cities and the A90 is easily accessible making it an ideal location for commuting to Aberdeen or Dundee.

The property is an ideal first time buy or a buy to let. And comprises of entrance lounge, two bedrooms with fitted wardrobes, kitchen and bathroom. There is off street parking to the rear of the property.

- Ground floor flat
- Lounge: 9'9 x 12'1 (3.03m x 3.71m)
- Kitchen: 10'4 x 9'3 (3.17m x 2.84m)
- Bathroom: 6'9 x 5'6 (2.12m x 1.72m)
- Bedroom 1: 9'9 x 9'8 (3.01m x 3.00m)
- Bedroom 2: 9'9 x 9'2 (3.02m x 2.81m)
- Off street parking



Entry into the hallway there is an electric meter, through a secondary door where there is a radiator, laminate flooring and downlighters.

The front facing lounge has a window looking out onto the street, laminate flooring, radiator, downlighters, ample sockets and tv point.

The rear facing kitchen has wood effect laminate flooring and fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap, gas hob with electric oven and stainless steel extractor hood above, integrated fridge, space for a plumbed washing machine, central heating boiler, radiator and downlighters.

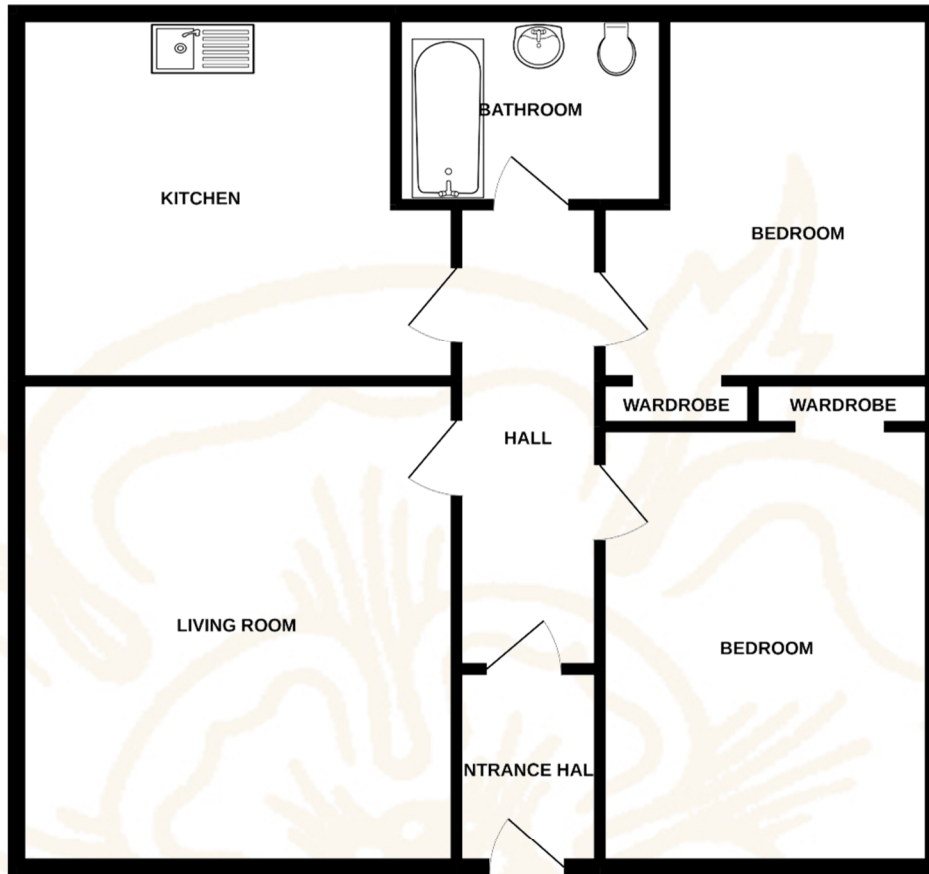


Bedroom 1 is front facing with laminate flooring, radiator, built in wardrobe with sliding mirror doors, shelved with hanging rail.

Bedroom 2 is rear facing with laminate flooring, radiator, built in wardrobe with sliding mirror doors, shelved with hanging rail.

The bathroom has a three piece white suite, over the bath shower, wet wall round the bath area and a radiator.

To the rear of the property there is off street private 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: Gas Central Heating and Double Glazing

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

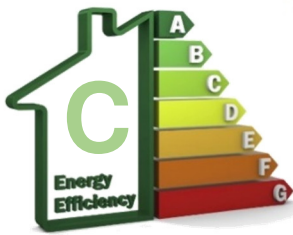
Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8AJ

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 is a draft Schedule.

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