



21 Balmain Street | Montrose | DD10 8BG

Offers Over £45,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Close to all amenities and services this ground floor property 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.

Requiring a degree of modernisation this 1 bedroom ground floor flat offers a great deal of potential either as a first time buy or buy-to-let investment, which comprises of lounge, kitchen, double bedroom, study and bathroom.

- Ground floor flat
- Lounge: 12'0 x 12'4 (3.67m x 3.78m)
- Kitchen: 11'8 x 11'5 (3.60m x 3.51m)
- Bedroom: 7'9 x 12'5 (2.40m x 3.80m)
- Study: 6'4 x 7'4 (1.95m x 2.25m)
- Bathroom: 4'7 x 12'7 (1.44m x 3.88m)
- Garden and a brick built wash house
- One cellar



Entry is into a vestibule giving access from here through a glass panel door into the hallway where there is a storage heater.

The lounge is front facing with cornicing, storage heater, alcove with under storage.

The kitchen is rear facing with a window overlooking the rear courtyard. It is fitted to base and wall units incorporating a stainless steel sink, space for a cooker, storage heater and rear door that gives access outside into a mutual stairwell and from there is access into the mutual garden.

The double bedroom is front facing with a cupboard housing the electric meter, cornicing and a panel heater.

The study is rear facing

The bathroom is rear facing and comprises a three piece white bathroom suite, shelved storage cupboard and a panel heater.

There a private cellar, mutual wash house and mutual drying green.





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: Electric

Fixtures & Fittings: N/A

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8BG

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.