

PRICE
REDUCED



8A Commerce Street | Montrose | DD10 8BN
Offers Over £75,000



T. DUNCAN & CO.
Solicitors • Estate Agents





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This first floor maisonette enjoys a central location within walking distance of Montrose High Street and all other local amenities and services. The property does require a degree of redecorating throughout and benefits from gas central heating and double glazing with carpets, curtains and light fittings included in the sale.

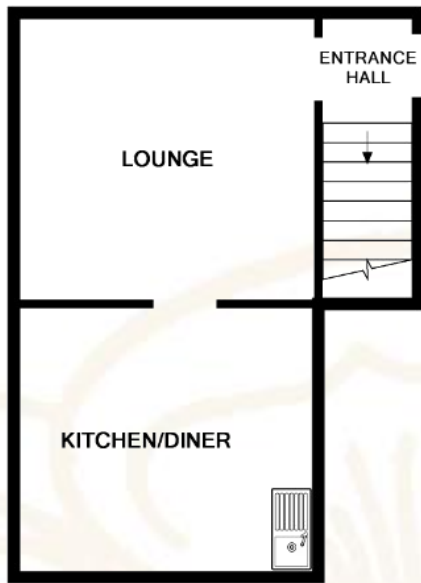
First Floor Maisonette

- Lounge: 11'10 x 11'4 (3.62m x 3.47m)
- Dining Kitchen: 11'8 x 10'8 (3.57m x 3.26m)
- Bedroom 1: 8'7 x 11'1 (2.64m x 3.38m)
- Bedroom 2: 8'7 x 10'11 (2.64m x 3.33m)
- Bedroom 3: 10'9 x 6'9 (3.30m x 2.06m)
- Bathroom: 6'10 x 4'8 (2.18m x 1.43m)
- Private Garden Area
- Wooden Shed



Entry is into the inner hallway which has a staircase leading to the upper floor and gives access into the rear facing lounge which has a feature fireplace incorporating an electric fire, and an under stairs storage cupboard. To the front is the dining kitchen which is fitted with base and wall units with an electric oven, hob with extractor hood above, and an integrated fridge and freezer. There is also plumbed space for a washing machine and a cupboard housing the central heating boiler. On the upper floor there are three bedrooms including the master bedroom which has a bedroom fitment comprising of two double wardrobes with overhead storage and a vanity unit. The bathroom with a three piece white suite with a shower over the bath completes this ideal home. Outside to the rear of the property there is a private garden area laid to stone chippings with established shrubs and a rotary dryer. This leads on to a raised wooden deck where there is a wooden shed that is to be included in the sale.





1ST FLOOR



2ND FLOOR

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 & Double Glazing

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

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8BN

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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