

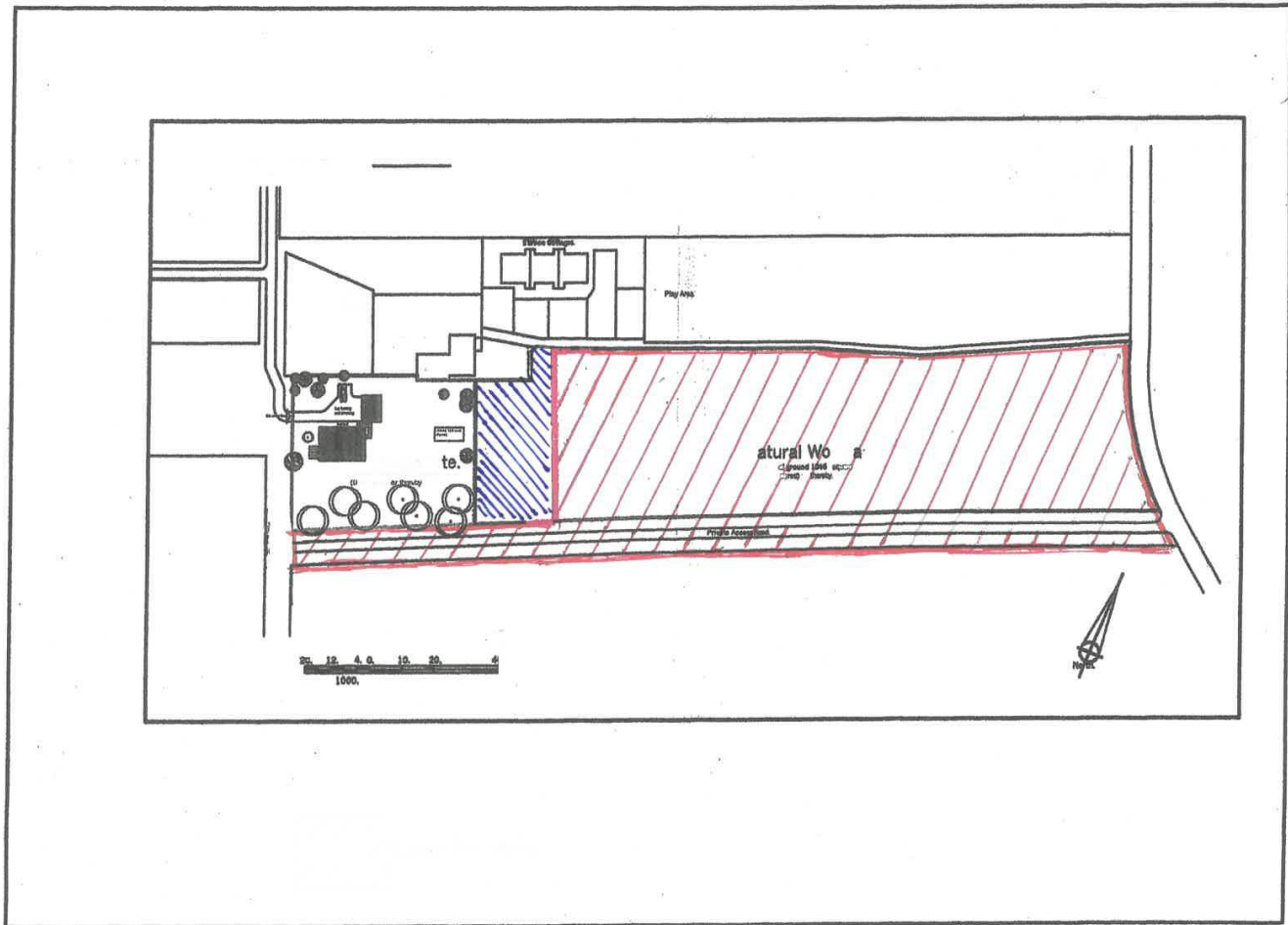


**T. DUNCAN & CO.**  
Solicitors • Estate Agent

Disused Railway & Road | Dubton | Hillside |  
Montrose | DD10 9EG

**Offers Over £75,000**





Disused Railway & Road | Dubton | Hillside | Montrose | DD10 9EG

**Offers Over £75,000**

Located just North of Montrose on the outskirts of the very popular village of Hillside. The land for sale extends to around 2½ acres of ground and was part of the disused railway ground at Dubton Station. Included in the sale is the adjoining tarred road which runs the full length of the piece of ground approximately 250m. Nearby is the public sewer, water supply, electricity, and gas line. There is no current planning permission in place but the site has potential for development – dwelling house or small holding.

The road provides access to a number of residential properties and is sold subject to all and any rights of access which may exist. While it is understood that there are no formally constituted rights no warranty is given and prospective purchasers will be deemed to have satisfied themselves as to the position.

*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.