



6K Strathmore Place | Montrose | DD10 8LQ

Offers Over £58,000

T. DUNCAN & CO.

Solicitors • Estate Agent





6k Strathmore Place | Montrose | DD10 8LQ

Offers Over £58,000

Offering a great deal of potential this spacious 2 bedroom first floor flat, with its own private garden, is set within the centre of town. Requiring a degree of modernisation this could make an excellent first-time-buy or buy-to-let investment and viewings are highly recommended. The property comprises of a spacious lounge, dining kitchen, 2 double bedrooms and bathroom. Outside is a private garden and private store cupboard and access to the common drying green.

- First floor apartment
- Spacious Lounge: 14'10 x 12'4 (4.56m x 3.78m)
- Kitchen: 8'9 x 9'5 (2.73m x 2.90m)
- Bedroom1: 9'6 x 13'10 (2.94m x 4.24m)
- Bedroom 2: 13'2 x 11'5 (4.03m x 3.50m)
- Bathroom: 5'5 x 7'8 (1.67m x 2.38m)
- Storage Heating & Double Glazing
- Private Enclosed Garden
- Private Outside Store Cupboard
- Common Drying Green



On entry into a vestibule where there is access into a shelved storage cupboard. A glass panel door leads into the hallway and there is a storage heater and a cupboard housing the electric meter and fuse box with overhead storage and an access hatch leading into the loft.

The spacious lounge has two alcoves with glass displays and under storage, a tiled fireplace and hearth, an airing cupboard housing the water tank, storage heater, side facing window. A glass panel door leads into the kitchen.

The kitchen is fitted to base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap and there is plumbed space for an automatic washing machine. The kitchen also has an electric oven, hob and extractor hood above and there is space for further under counter appliances.

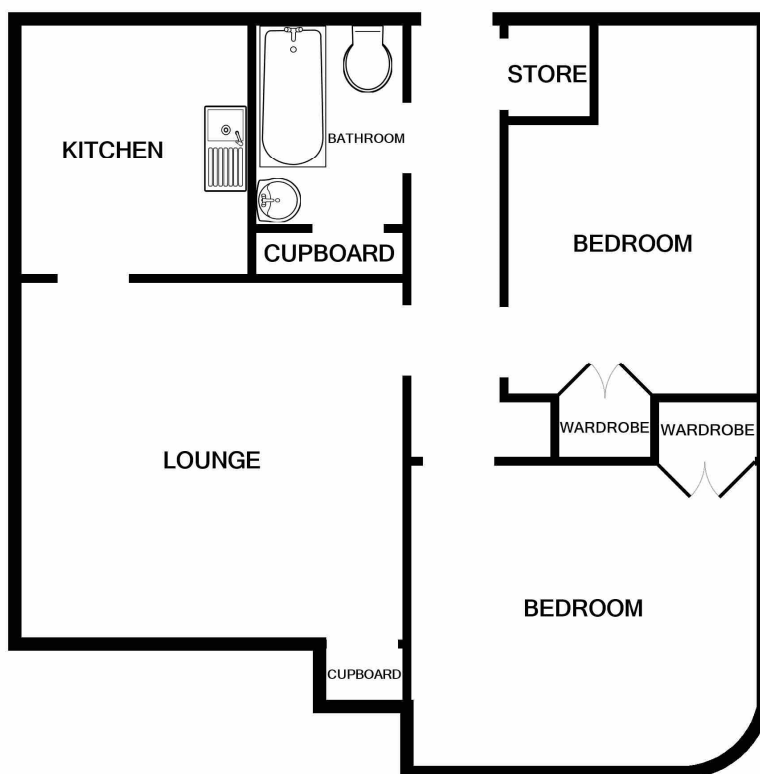
Bedroom 1 is a light spacious room with a double shelved and hanging wardrobe.

Bedroom 2 also has a double shelved and hanging wardrobe.

The bathroom has a three piece coloured bathroom suite with an over the bath electric shower. The bathroom is tiled and has a wooden pine lined ceiling, a double shelved linen cupboard, bathroom fittings and an expelair.

Outside there is a generous size private garden and a private outside storage cupboard and access to the common 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 ©2020

Services: Storage Heating and Double Glazing

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

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8LQ

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



T. DUNCAN & CO.
 Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com

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 a draft Schedule.

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