



14 India Street | Montrose | DD10 8PG  
Offers Over £80,000

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





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This recently upgraded ground floor 2 bedroom flat has the advantage of a private south facing garden and viewing is highly recommended. Decorated in neutral tones the property has a spacious lounge, with feature fireplace, a generous size newly fitted dining kitchen, 2 double bedrooms and bathroom with over the bath shower. Outside there is a private south facing garden with secluded patio area, lawned area with summer house bordered by established shrubs. There is a private wooden shed, 3 private outhouses, a mutual drying green, and access to a mutual wash house.

- Ground Floor Flat
- Lounge: 14'10 x 10'8 (4.56m x 3.30m)
- Utility/kitchen: 4'3 x 11'5 (1.30m x 3.50m)
- Dining kitchen: 10'8 x 11'5 (3.29m x 3.50m)
- Bathroom: 4'9 x 8'3 (1.50m x 2.54m)
- Bedroom 1: 10'9 x 11'8 (3.32m x 3.60m)
- Bedroom 2: 11'3 x 10'2 (3.45m x 3.10m)
- Private Garden with Summer House and Patio
- Private Wooden Shed & 3 Private Outhouses
- Mutual Drying Area & Mutual Outhouse
- New Electric Heating System
- Double Glazing



Access is into a hallway where there is a modern electric radiator and two walk in storage cupboards, one with cloaks area, and one housing the hot and cold water tanks with shelving, light and fuse boxes.

To the rear and looking onto the private garden area is a spacious lounge with an alcove with under storage cupboard, a wooden fire surround with a marble hearth incorporating an electric fire, a modern electric radiator and a rear facing window.

From the lounge there is access into the original kitchen which is fitted with base units, work surfaces, and a stainless steel sink. This area could be utilised as a utility and has a window overlooking the private garden area.

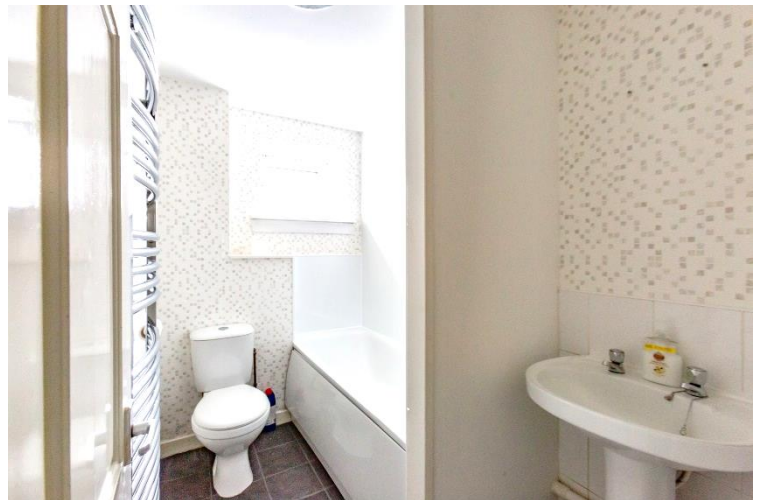
To the front is a newly fitted dining kitchen which has modern base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is plumbed space for a washing machine, space for a free standing electric cooker (not included in sale), a modern electric radiator and modern vinyl flooring.

Bedroom 1 is rear facing and overlooks the garden. There is a tv point, ample power points and a modern electric radiator.

Bedroom 2 is front facing and has a cupboard housing the electric meter, and a modern electric radiator.

The bathroom is front facing and comprises of a three piece white suite with an over the bath electric shower. There is wet wall to bath and shower area, tiling to the wash hand basin, bathroom fitments and a heated towel rail.

Outside there is a private south facing garden with secluded patio area, lawned area with summer house bordered by established shrubs. There is a private wooden shed, 3 private outhouses, a mutual drying green, and access to a mutual wash house.



Floor plan to follow

**Services:** Electric Central Heating and Double Glazing

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

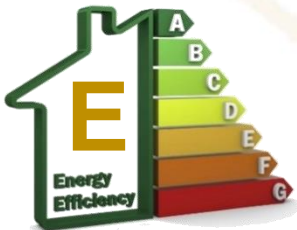
**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD10 8PG

**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



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

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