



4 Morven House, 15 High Street | Montrose | DD10 8LU

Offers Over £92,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Occupying the top floor of a traditional building this spacious 2 bedroom apartment enjoys an open outlook over the private garden ground, surrounding rooftops and east coast beyond. The property was formerly a Town House built for a wealthy merchant, then turned into a small hotel which lends itself to the grand entrance and character of the building today. It is decorated in neutral tones, has gas central heating and some double glazing. There is a spacious lounge and dining kitchen both with rear facing windows offering an open view over the surrounding area towards the east coast. There are also 2 double bedrooms both with built-in wardrobes and a bathroom with over the bath shower. Outside the property has a private garden with 2 wooden sheds and an access path leading onto Market Street.

- Top Floor Apartment
- Lounge: 13'1 x 17'9 (4.0m x 5.46m)
- Dining kitchen: 9'1 x 17'10 (2.78m x 5.48m)
- Bedroom 1: 11'6 x 9'8 (3.53m x 3.0m)
- Bedroom 2: 10'9 x 10'8 (3.33m x 3.30m)
- Bathroom: 5'9 x 7'8 (1.80m x 2.38m)
- Private Garden
- Two Wooden Sheds



Entry is into a large spacious hallway where there is a cloaks area, a cupboard housing the gas central heating boiler, a cupboard housing the electric meter, two side facing Velux windows and a radiator.

A 15 pane glass panel door leads into a rear facing lounge which offers an open outlook over Montrose towards the east coast beyond. There are working window shutters, a radiator and a storage cupboard.

A 15 pane glass panel door also leads into a spacious dining kitchen with rear facing window offering an open outlook. The kitchen is fitted to base and wall units with coordinating work surfaces incorporating a stainless-steel sink with mixer tap. There is a free - standing electric cooker, a fridge freezer, space for tumble drier and plumbed space for an automatic washing machine. There is also a radiator, spotlights to the ceiling, tiled effect laminate flooring and a storage cupboard.

Bedroom 1 has a side facing Velux window, a shelved and hanging wardrobe and a radiator.

Bedroom 2 also has a side facing window, a double shelved and hanging wardrobe and a radiator.

The bathroom comprises of a three piece white bathroom suite with an over the bath shower to mixer tap. There is tiled flooring, bathroom fitments and a radiator.

Outside, the property has a low maintenance private garden with two wooden sheds. There is an access path from the garden which leads to a rear path taking you to Market Street.



FLOOR PLAN TO FOLLOW

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: Gas Central Heating and some Double Glazing

Fixtures & Fittings: Carpets included.

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8LU

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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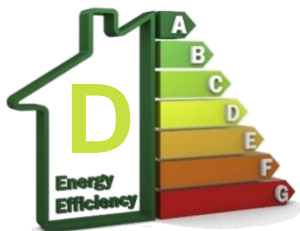
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