19 South Esk Street | Montrose | DD10 8AW

Offers Over £92,000

T. DUNCAN & CO.
Solicitors • Estate Agent

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This two bedroom ground floor apartment is well presented and ready to move in condition. Located close to the centre of town within walking distance to the local amenities including primary and secondary schools this property is the ideal first home or a Buy-to-Let. The property benefits from gas central heating, double glazing with allocated resident parking space for one vehicle. The accommodation comprises of entrance hallway, open plan living room/kitchen, two bedrooms and bathroom.

- Ground floor apartment
- Lounge/Kitchen: 22’4 x 13’6 (6.84m x 4.16m)
- Bathroom: 7’8 x 6’4 (2.38m x 1.96m)
- Bedroom 1: 10’2 x 9’8 (3.1m x 2.98m)
- Bedroom 2: 7’5 x 9’5 (2.3m x 2.9m)
- Security entrance
- Allocated parking space

Secure entry door leads to a well presented mutual stairwell. Entrance into the inner hallway with laminate flooring, radiator, security entry phone, cupboard housing the fuse box and electric meter.

The bright front facing open plan lounge/kitchen has oak flooring with defined living/dining areas. Modern kitchen fitted with a range of base and wall units with coordinated worktops, breakfast bar, stainless steel sink with mixer tap, integrated oven, hob and extractor hood above, the fridge freezer and washing machine are included in the sale, two radiators and gas boiler.

Bedroom 1 is rear facing with a double mirror wardrobe and radiator.

Bedroom 2 is also rear facing with a radiator.

The bathroom is side facing with a window and comprises a three piece white suite with chrome heated towel rail, over the bath shower, wet wall to shower area and wood effect laminate flooring.

Outside there is the residents car park to the rear of the property providing allocated parking for one vehicle. Also at the rear is the bin storage with access by the secure entry door.

GROUND 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. Made with Metropix ©2019

Services: Gas Central Heating and Double Glazing

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

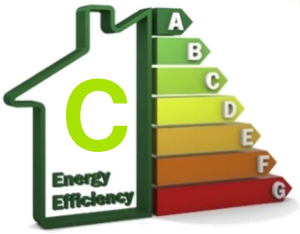
Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8AW

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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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.