



56c Castle Street | Montrose | DD10 8AG  
Offers Over £60,000

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





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Situated close to Montrose town centre within walking distance to Montrose High Street and local amenities including railway station, beach, golf course and sports centre. The property requires a degree of upgrading and would be ideal for the first-time buyer or a buy to let. Comprising of open plan lounge/kitchen with feature fireplace and fitted kitchen, two bedrooms and bathroom. The property benefits from gas central heating and double glazing, mutual paved courtyard offering secluded outdoor space and drying area.

- Ground floor flat
- Lounge/Kitchen: 12'7 x 17'9 (3.86m x 5.46m)
- Bathroom: 9'5 x 5'8 (2.90m x 1.82m)
- Bedroom 1: 9'6 x 9'6 (2.93m x 2.94m)
- Bedroom 2: 9'5 x 11'4 (2.91m x 3.47m)
- Mutual paved courtyard/drying area
- Outside storage area



Entry into the hallway through a uPVC door, radiator.

The lounge/kitchen has laminated flooring and is partitioned by a breakfast bar. In the lounge area there is a stone fireplace, wood panelled ceiling, alcove, window, and radiator. The kitchen area is fitted to wall and base units with coordinating worktops incorporating a stainless-steel sink with mixer tap, gas hob and double oven and a breakfast bar.

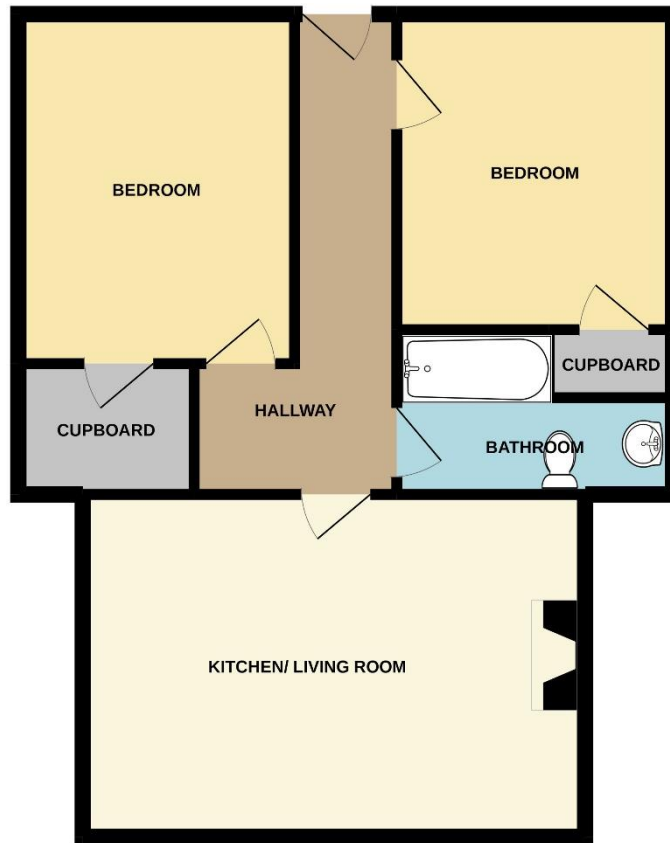
Bedroom one has a cupboard which houses the gas central heating boiler and a radiator.

Bedroom two has a walk-in wardrobe with hanging rail and further storage above. The electric fuse box and meter are accessed via a hatch below the window.

The bathroom is fitted with a white three-piece suite with electric shower over bath, tiled to shower area, wood panelling to ceiling, radiator, and window.

Outside there is a mutual paved courtyard offering secluded outdoor space and drying area and a private storage area.





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.

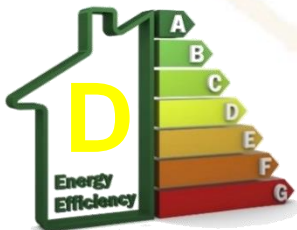
**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 8AG

**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 is a draft Schedule.*

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