



53b High Street | Montrose | DD10 8LR  
Offers Over £95,000

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





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This modern second floor apartment with views over the High Street is the ideal property for first-time buyers or as a buy to let. The property comprises of two double bedrooms one of which has an en-suite, open plan lounge/kitchen and bathroom. The property also benefits from gas central heating with warmup thermostats and partially double glazed.

Ideally situated in a central location close to all the local amenities including local shops, supermarkets, cinema, and leisure center with swimming pool. Montrose offers easy access to the surrounding towns, the A90 dual carriageway and train station give further afield access to Dundee and Aberdeen

Viewing is a must to appreciate what this property has to offer.

- Second floor apartment
- Lounge: 16'9 x 15'5 (5.16m x 4.75m)
- Kitchen: 10'1 x 7'3 (3.10m x 2.23m)
- Bathroom: 6'2 x 7'5 (1.90m x 2.30m)
- Master Bedroom: 10'3 x 10'8 (3.13m x 3.30m)
- En-Suite
- Bedroom 2: 10'8 x 8'5 (3.30m x 2.58m)



Entry into hallway which has laminate wood effect flooring, downlighters, radiator and intercom. Hallway cupboard is shelved with hanging rail and houses the electric fuse box and is plumbed for an automatic washing machine with the washing machine included in the sale.

The open plan lounge & kitchen with laminate wood effect flooring throughout, the lounge is front facing with windows overlooking the High Street, feature fireplace with wooden surround and marble hearth and two radiators. The kitchen is fitted to modern wall and base units with wooden worktops incorporating a 1½ stainless steel sink with mixer tap, fridge freezer to be included in the sale, oven, gas hob with extractor hood above, and radiator.



The master bedroom is side facing with double glazed window, radiator, cupboard housing the gas central heating boiler, the en-suite bathroom has a two-piece white suite, tiling to dado height, walk in shower with electric shower and tiling from floor to ceiling, under floor heating and heated towel rail.

Bedroom 2 is side facing with a double-glazed window and radiator.

The bathroom has under floor heating and comprises a three-piece white suite with over the bath shower, tiled floor to ceiling on two walls and tiled to dado height on the other walls, and heated towel rail.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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.  
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**Services:** Gas Central Heating and partial Double Glazing

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

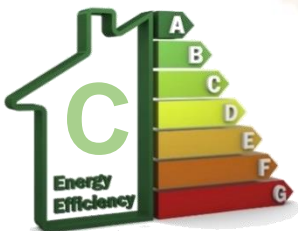
**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 8LR

**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.