



37 High Street | Montrose | DD10 8LR
Offers Over £110,000

T. DUNCAN & CO.
Solicitors • Estate Agent





37 High Street | Montrose | DD10 8LR

Offers Over £110,000

This spacious first floor flat is situated on Montrose High Street and is 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.

The property comprises of two double bedrooms, lounge, dining room, kitchen/diner and bathroom with period features throughout.

Viewing is a must to appreciate the size and layout this property has to offer and is the ideal first time buy or a buy to let.

- First floor flat
- Lounge: 15'9 x 14'10 (4.85m x 4.57m)
- Dining Room: 11'8 x 10'9 (3.62m x 3.34m)
- Bedroom 1: 14'5 x 20'0 (4.41m x 6.10m)
- Bedroom 2: 14'10 x 13'0 (4.57m x 3.97m)
- Bathroom: 6'1 x 6'9 (1.86m x 2.10m)
- Dining Kitchen: 18'4 x 13'2 (5.61m x 4.02m)
- Private Cellar



Entry into a communal stairwell takes you to the first floor and into the property to the main hallway which has period features including ornate corncicing and ceiling rose, radiator. There is a spacious storage cupboard which is shelved and houses the electric fuse box.

The front facing lounge with two windows overlooking the High Street flooding the room with natural light, ornate corncicing, ceiling rose, feature fireplace with tiled hearth and wooden surround, shelved alcove, and access into the dining room via louvre doors. The dining room also has period features and radiator.

The spacious front facing bedroom with two windows overlooking the High Street again flooding the room with natural light. Stunning ceiling rose and ornate corncicing, shelved alcove, walk in wardrobe with hanging rail and shelf and a radiator.

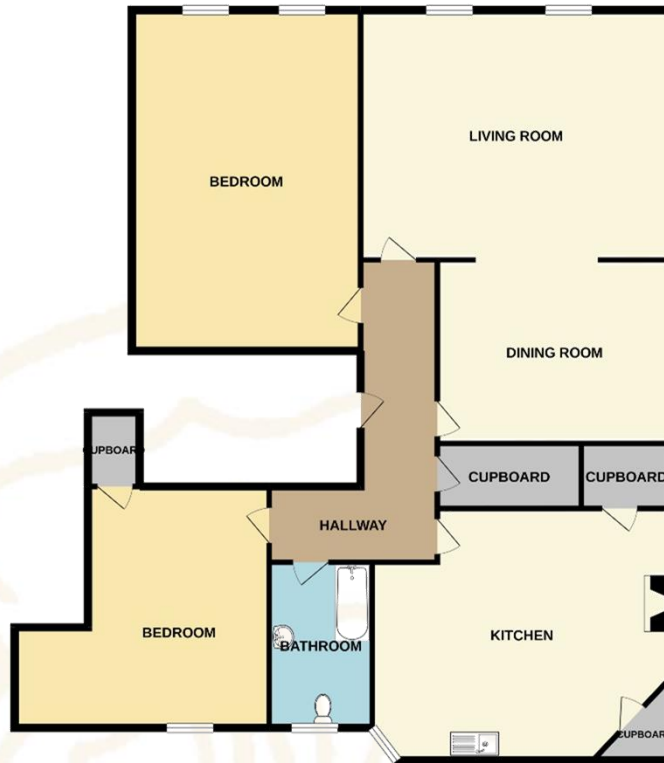
Bedroom two is a double room with rear facing window overlooking the courtyard. Ample sized walk-in wardrobe with hanging rail and shelves, ornate corncicing and a radiator.

The bathroom comprises a three-piece white suite with electric shower over the bath, wet wall around bath area, heated towel rail, large window and an electric heater.

The dining kitchen is fitted to Hamlet solid wood base and wall units with coordinating work tops incorporating a stainless-steel sink, electric oven, and hob, plumbed for an automatic washing machine and dishwasher, fridge freezer all to be included in the sale. The Hunter multifuel/wood burning stove with back boiler provides additional hot water with the back boiler, clothes airing pulley, shelved walk-in pantry.

The property also comes with its own private ground floor cellar with power. The property also benefits from linked smoke/heat alarms.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details 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 for any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagix ©2011

Services: Electric Heating

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

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8LR

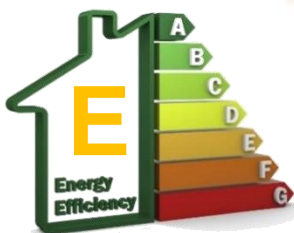
Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent

T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com



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 offerors 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.