



6 William Street, Ferryden | Montrose | DD10 9RP
Offers Over £160,000

T. DUNCAN & CO.
Solicitors • Estate Agent





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Offers Over £160,000

This five-bedroom end terraced property in the village of Ferryden with its stunning uninterrupted views over the harbour and River South Esk must be viewed to be appreciated. The accommodation is split over three floors with the ground floor comprising of bedroom, lounge, bathroom, kitchen, on the second floor there is bedroom/study, bedroom, cloakroom, kitchen diner with the second floor having a further two bedrooms. Outside there are two wooden sheds and an outhouse.

Ideally placed to take advantage of all local amenities and services including primary school, shops and supermarkets as well as Montrose railway station which provide easy access to many Angus and Aberdeenshire towns as well as Dundee and Aberdeen.

- End Terraced House

- **Ground Floor**

- Bedroom 1: 10'1 x 10'9 (3.07m x 3.33m)
- Livingroom: 13'8 x 11'0 (4.22m x 3.37m)
- Bathroom: 10'0 x 6'2 (3.07m x 1.88m)
- Kitchen: 13'4 x 6'0 (4.09m x 1.84m)

- **First Floor**

- Bedroom 3 / Study: 8'5 x 7'2 (2.58m x 2.19m)
- Bedroom 2: 8'1 x 9'9 (2.46m x 3.03m)

- Cloakroom: 3'5 x 7'3 (1.06m x 2.23m)
- Kitchen/Diner: 11'5 x 17'8 (3.51m x 5.40m)

- **Second Floor**

- Bedroom 4: 8'3 x 9'7 (2.53m x 2.97m)
- Bedroom 5: 12'5 x 9'5 (3.8m x 2.9m)

- 2 Sheds and outhouse



Entering the hallway there is radiator, shelved linen cupboard, bedroom 1 is front facing with a window overlooking William Street, built in wardrobe with shelves and hanging rail and a radiator. The lounge is also front facing, with under stair cupboard and a radiator. The bathroom comprises of three-piece suite with quadrant shower and two radiators.

The downstairs kitchen gives views overlooking the harbour and river, fitted with wall and base units with coordinating worktops, stainless steel sink with mixer tap, gas hob, electric oven, plumbed for automatic washing machine, radiator, and boiler.

Access to the rear of the property is via the first floor with stairs taking you to the sheds and outhouse.

On the first floor the bedroom 3 / study is a front facing with a window overlooking William Street, bedroom 2 is rear facing overlooking the harbour area and has a radiator. The cloakroom has a two-piece suite with vanity unit to the wash hand basin, chrome heated towel rail and window. The kitchen diner is flooded with natural light with stunning views, the kitchen is fitted to wall and base units with coordinating work tops incorporating a stainless-steel sink with mixer tap, integrated fridge freezer, gas hob, electric oven, and plumbed space for an automatic washing machine.

On the second floor there is a further 2 bedrooms. Bedroom 4 has a Velux window, radiator and views over the harbour, and bedroom 5 has 3 storage cupboards and Velux window.

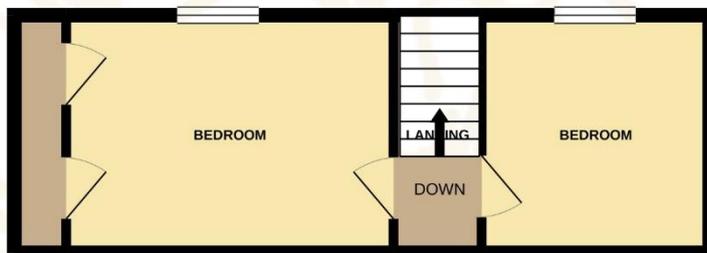
Outside the property there is two wooden sheds and an outhouse.



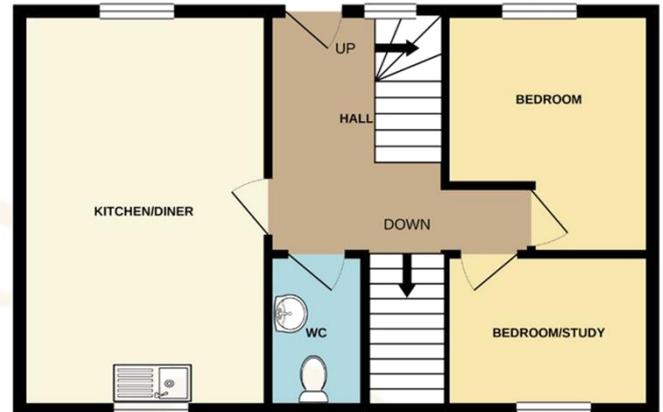
GROUND FLOOR



2ND FLOOR



1ST 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: C

Post Code: DD10 9RP

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.