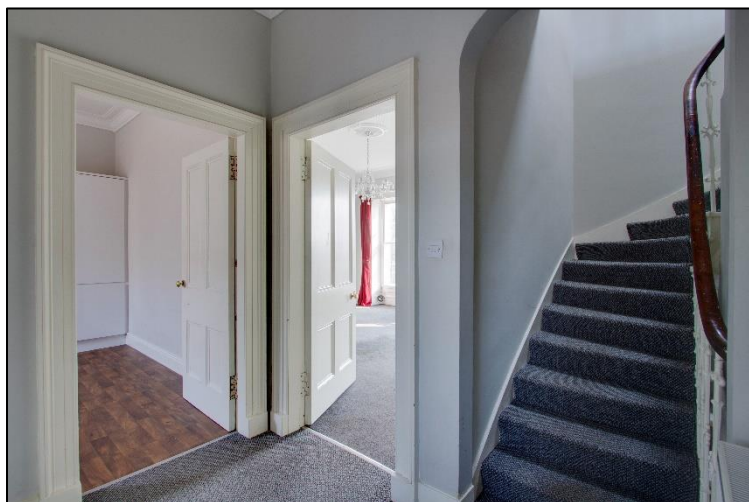




3a Panmure Terrace | Montrose | DD10 8HD
Offers over £210,000

T. DUNCAN & CO.

Solicitors • Estate Agent





3a Panmure Terrace | Montrose | DD10 8HD

Offers over £210,000

Rare to the market, this traditional Georgian style apartment enjoys a very central location with open views over the Mid Links Park. Recently upgraded and refurbished, the property is presented in modern neutral tones, with new modern kitchen, luxury bathroom, central heating boiler and carpets, yet it still retains many of the original period features including window shutters, deep skirtings, and cornicing, as well as original doors which gives the property added charm and character. Viewing is highly recommended to appreciate this delightful period property close to the centre of Montrose.

- First Floor Maisonette
- Spacious Lounge: 18'1 x 15'10 (5.52m x 4.83m)
- Study: 8'7 x 8'8 (2.64m x 2.66m)
- Modern dining kitchen: 13' x 12'4 (3.98m x 3.78m)
- Family bathroom: 13'5 x 6' (4.09m x 1.85m)
- Bedroom 1: 18'5 x 13'2 (5.63m x 4.03m)
- Bedroom 2: 15' x 14' (4.62m x 4.25m)
- Bedroom 3: 11'6 x 11'11 (3.53m x 3.64m)
- Mutual Drying Green



Entry into the property is through a mutual entrance vestibule with access into the apartment. A staircase leads to the first floor where there is a feature chandelier light fitting and a radiator.

To the front, overlooking The Mid Links, the lounge has two secondary glazed windows giving an abundance of natural light into this spacious room. It has a feature living flame gas fire set on a hearth with a wooden fire surround, there is also cornicing, and ceiling rose with chandelier fitment. Off the lounge is the study with a walk-in storage cupboard and views over the park.

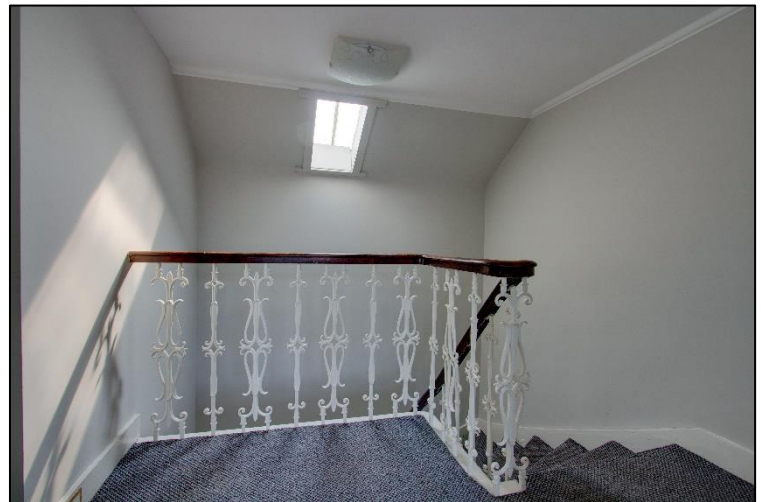
To the rear, the dining kitchen is fitted with new modern base and wall units with an integrated washing machine, dishwasher, and fridge/freezer. There is also a double stainless steel electric oven and gas hob, rear facing window, with window seat and ample room for dining. The new family bathroom has a three-piece white suite with a free-standing double ended bath with shower fitment to tap and rainfall shower with secondary handheld shower.

The bathroom has a feature circular shower curtain with plinth above and feature wet wall to the wall and wash hand basin areas. There are window shutters to the rear facing window.

A wooden and cast-iron staircase leads to the upper floor where there are 3 spacious bedrooms.

Bedroom 1 is front facing and gives open views over the Mid Links and towards the east coast via a bay window. Bedrooms 2 and 3 are to the rear and overlook the rooftops towards The Steeple.

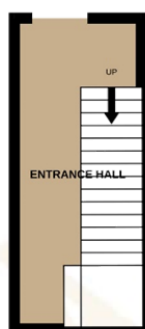
Outside there is access to a mutual drying green.



GROUND FLOOR

1ST FLOOR

ATTIC FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2022

Services: Gas Central Heating

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

Local Authority: Angus Council

Council Tax Band: C

Post Code: DD10 8HD

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 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.