



24 William Street, Ferryden | Montrose | DD10 9RP

Offers Over £100,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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This end of terrace property set over three floors is ideal if you're looking for a renovation project. Set in the village of Ferryden this current two-bedroom property must be viewed to foresee the potential there is to develop this into a family home, holiday home or Airbnb. The property benefits from gas central heating, partial double glazing, and private garden.

Ideally placed to take advantage of all local amenities and services including primary school, public house and hairdressers within the village, and the local bus service to shops and supermarkets into Montrose with the railway station providing easy access to many Angus and Aberdeenshire towns as well as Dundee and Aberdeen.

- End Terraced Dwellinghouse
- Bathroom 9'6 x 4'9 (2.94m x 1.49m)
- Rear Bedroom: 9'10 x 10'4 (3.04m x 3.16m)
- Lounge: 16'4 x 10'7 (5.00m x 3.26m)
- Kitchen: 11'4 x 4'7 (3.47m x 1.44m)
- Open plan landing: 11'4 x 15'8 (3.48m x 4.82m)
- Cupboard: 3'1 x 4'9 (0.94m x 1.50m)
- Shower Room: 3'7 x 5'4 (1.13m x 1.66m)
- Bedroom 2: 15'1 x 16'0 (4.62m x 4.88m)
- Attic Room 1: 13'7 x 10'7 (4.17m x 3.25m)
- Attic Room 2: 11'0 x 10'8 (3.37m x 3.29m)



Entering the hallway there is a cupboard housing the gas boiler. The bathroom with WC has a three-piece coloured suite, radiator and double glazed window.

Bedroom 1 is rear facing and has a shelved and hanging cupboard, double glazed window, and radiator.

The downstairs lounge has two radiators, double glazed window overlooking the rear garden, staircase leading to the first floor. From the lounge there is a galley kitchen with radiator and a double-glazed window giving views over the river.

An open plan staircase leads to the first floor and here there is an open plan landing area where there are two sash and case partially double-glazed windows. From the landing there is a shower room with electric shower. There is also a cupboard on this level.

Bedroom 2 on the first floor has two windows and an electric radiator.

The attic floor is accessed via a ladder where there are two rooms. One room has a large Velux window giving views across the North Sea and an open fireplace.

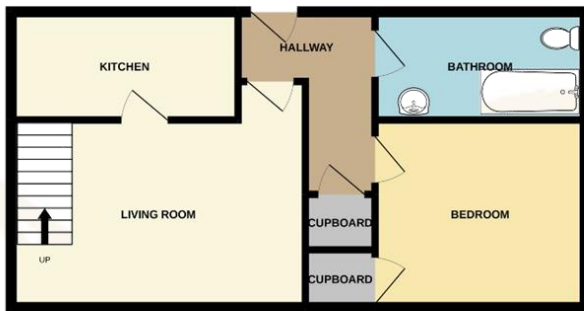
The second room has a small area sectioned off with an open fireplace, Velux window with limited views to the river. The small sectioned off room has an open fireplace.

There are only gas central heating radiators on the first floor, and the boiler should be capable of heating further radiators to the other floors if required.

On the first floor just off the landing there is a door giving access to the rear courtyard garden.



GROUND FLOOR



1ST 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.
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Services: Partial Central Heating and partial Double Glazing

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

Local Authority: Angus Council

Council Tax Band: C

Post Code: D10 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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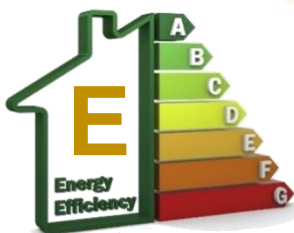
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N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate 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.