8e Castle Place | Montrose | DD10 8AL

Offers Over £40,000

T. DUNCAN & CO.

Solicitors ● Estate Agent

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Located within the centre of Montrose, just off Montrose High Street this second floor one bedroom flat has an ideal location and is conveniently situated within walking distance of all local amenities including local and national shops, health and leisure centres as well as Montrose Railway Station which offers direct services to many Angus and Aberdeenshire towns as well as Aberdeen and Dundee. The property comprises of kitchen, shower room, lounge and bedroom which would be ideal for the first time buyer or as a buy to let.

- Second floor flat
- Kitchen: 5’2 x 8’7 (1.58m x 2.67m)
- Shower Room: 5’5 x 5’4 (1.69m x 1.64m)
- Bedroom: 7’5 x 13’4 (2.28m x 4.10m)
- Lounge: 7’7 x 17’1 (2.35m x 5.22m)

Entry is in through the hallway which has the kitchen, bathroom, bedroom, and lounge leading off it.

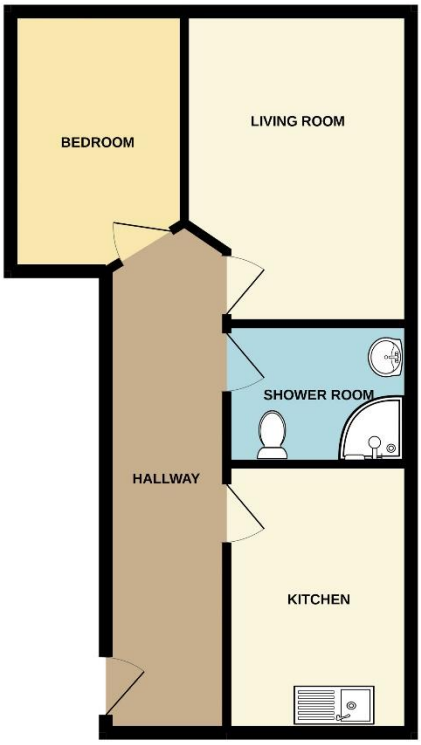
The kitchen is rear facing with double glazed window and fitted to base and wall units with stainless steel sink plumbed for washing machine. Free-standing oven and small under counter fridge freezer will be included in the sale.

The shower room has a two-piece suite with quadrant shower cubicle which is wet walled and incorporates an electric shower.

The bedroom is front facing with single glazed window and electric heater with views across to the local library and Montrose basin.

The lounge is also front facing with single glazed window again with views to the local library and Montrose basin, electric heater and two feature alcoves.

SECOND 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: Electric Heating and Partial Double Glazing

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

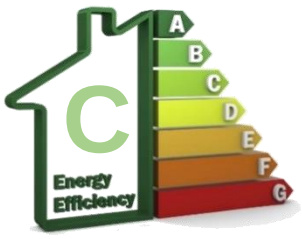
Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8AL

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.