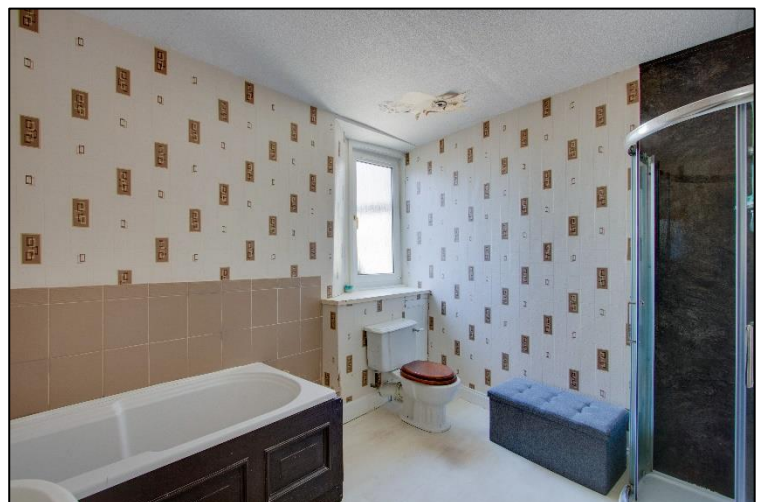
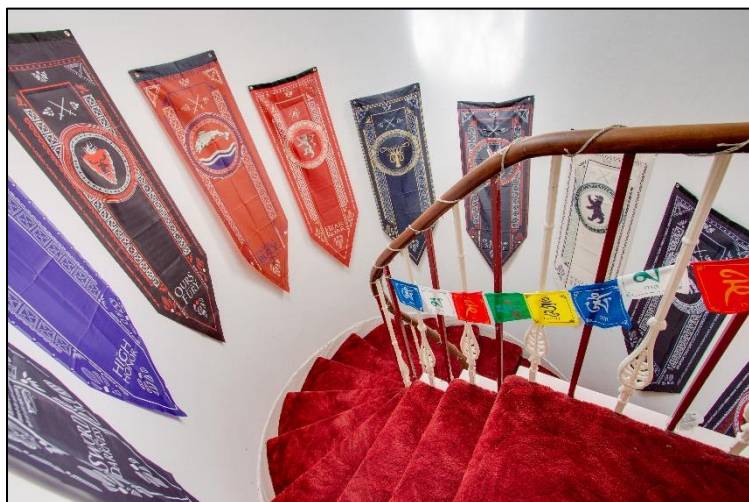





100d High Street | Montrose | DD10 8JE

Offers Over £100,000

**T. DUNCAN & CO.**  
Solicitors • Estate Agent







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**Offers Over £100,000**

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This spacious first floor maisonette on Montrose High Street and is ideally 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 train station which is few minutes' walk from the property give further afield access to Dundee and Aberdeen.

The property comprises of three double bedrooms, lounge, dining room, kitchen/diner and two bathrooms, gas central heating, partial double glazing, period features throughout and private garden.

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 maisonette
- Lounge: 13'0 x 16'2 (3.98m x 4.93m)
- Kitchen: 9'8 x 16'4 (2.99m x 5.0m)
- Bathroom 1: 10'6 x 10'4 (3.22m x 3.18m)
- Dining Room: 10'5 x 13'8 (3.20m x 4.22m)
- Bedroom 1: 11'5 x 15'0 (3.51m x 4.58m)
- Bedroom 2: 10'8 x 16'8 (3.28m x 5.11m)
- Master bedroom: 10'8 x 14'8 (3.30m x 4.50m)
- Bathroom 2: 7'3 x 10'9 (2.22m x 3.32m)
- Private garden





Entry from the High Street into the hallway which leads to a mutual staircase which then leads into the property. There is a storage cupboard in the hallway.

The front facing lounge has two windows with original shutters and period features with views overlooking Montrose High Street. There are ample sockets, tv point and storage cupboard.

The kitchen diner is front facing with window overlooking the High Street and original cornicing. Fitted to modern base and wall units with coordinating worktops incorporating a stainless-steel sink with mixer tap, space for fridge freezer, plumbed for washing machine, hob with extractor hood above, built in oven and radiator.

The bathroom is rear facing with a two-piece white suite comprising bath and wash hand basin. There is separate shower cubicle, which is wet walled with electric shower, tiling to the bath area, double glazed window and radiator.

The Dining room is rear facing with double glazed window, storage cupboard, original cornicing and picture rail, radiator, and sockets throughout.

The spiral staircase leads to the first floor where there is a skylight

Bedroom 1 which has a bay window overlooking the High Street and radiator.

Bedroom 2 is front facing with bay window and is currently used as an office and radiator.

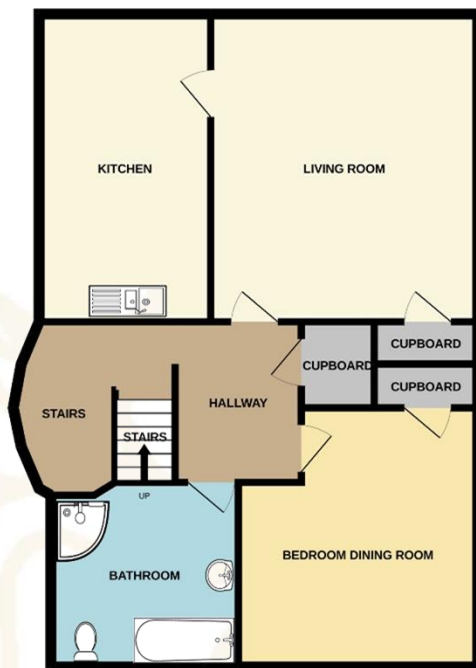
The master bedroom is rear facing with a double-glazed window and gives views over Montrose Basin, radiator.

The upstairs bathroom has a large window offering plenty natural light, here is a three-piece white suite comprising bath, wash hand basin and toilet, cupboard housing the gas boiler, radiator, and access to the loft.

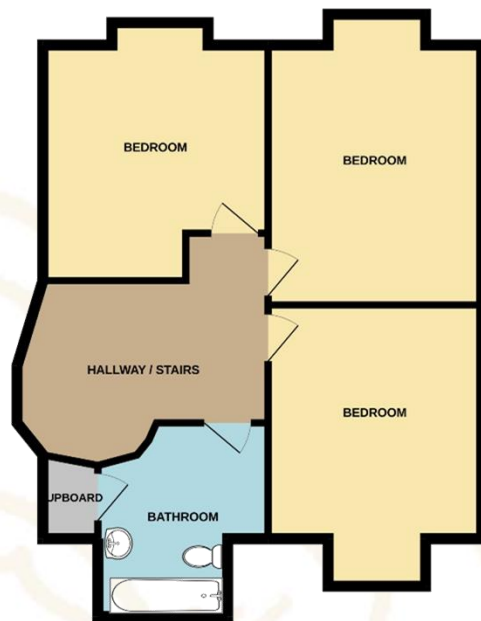
The property also has its own private garden.



GROUND 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 partial Double Glazing

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

**Local Authority:** Angus Council

**Council Tax Band:** C

**Post Code:** DD10 8JE

**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 is a draft Schedule.*

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