



3 Halls Buildings | Hillside | DD10 9HT  
Offers Over £68,000

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







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This one bedroom first floor apartment with uninterrupted views towards Montrose is set within the popular village of Hillside. The property comprises of lounge, kitchen, bedroom, mutual drying green, and private garage and benefits from gas central heating and double glazing. This property would be the ideal purchase for the first-time buyer or buy to let investor.

- First floor flat
- Lounge: 10'0 x 12'10 (3.05m x 3.96m)
- Bathroom: 6'9 x 9'5 (2.11m x 2.90m)
- Kitchen: 8'7 x 8'7 (2.67m x 2.64m)
- Bedroom: 9'7 x 11'9 (2.97m x 3.63m)
- Mutual Drying Green
- Private Garage
- Open views towards Montrose



Entering from the rear of the building the external staircase leads into the mutual hallway leading to the front door and internal hallway with radiator and a storage cupboard housing the electrics.

The bright front facing lounge gives uninterrupted views over Montrose, shelved alcove, ample sockets, and a radiator.

The bathroom is also front facing, tiled to dado height, three-piece white suite, electric shower over bath, tiled floor to ceiling round bath area, window, and radiator.

The kitchen is rear facing and gives views onto the main road in Hillside. Fitted to wall and base units with coordinating worktops incorporating round stainless-steel sink with mixer tap, gas hob with chrome extractor hood above, electric oven, plumbed for automatic washing machine to be included in sale along with the fridge freezer, radiator, the gas boiler is also situated here.

The bedroom is rear facing and there is a shelved alcove, large double wardrobe included in sale, cupboard housing the gas meter, picture rail and radiator.

To the outside of the property there is a mutual garden laid to stones and path leading to the private garage which is accessed from the rear of the property.







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:** Gas Central Heating and Double Glazing

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

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 9HT

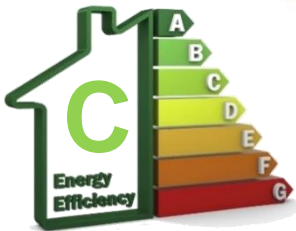
**Home Report:** Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

**Viewing:** By arrangement through agent

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For a free no obligation valuation of your own property call our Property Department on 01674 672353.