



8d Erskine Street | Montrose | DD10 8HL  
Offers Over £90,000

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





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**Offers Over £90,000**

Situated within walking distance of the town centre this spacious first floor maisonette with period features is located close to the south end of the desirable Mid Links and Melville Gardens area of Montrose. The popular and thriving Angus coastal town offers its residents an excellent range of local services and amenities including local and national shops, supermarkets, health and leisure centres as well as the main east coast railway line giving easy access to many of the surrounding Angus and Aberdeenshire towns including Aberdeen and Dundee as well as Edinburgh and beyond. The property comprises of kitchen/dining, lounge and bathroom on the first floor with both bedrooms, study and cloakroom on the upper floor. To the outside there is a brick cellar.

- First floor maisonette
- Kitchen/Dining Room: 12'9 x 14'4 (3.93m x 4.40m)
- Lounge: 14'4 x 14'3 (4.37m x 4.36m)
- Bathroom: 6'3 x 9'10 (1.92m x 3.04m)
- Bedroom 1: 13'10 x 9'9 (4.25m x 3.03m)
- Bedroom 2: 14'3 x 10'0 (4.35m x 3.05m)
- Study/Office: 5'7 x 6'6 (1.75m x 2.01m)
- Cloakroom: 4'9 x 6'5 (1.50m x 1.97m)



Entering into the hallway, which is laid to laminate flooring, radiator, understairs storage cupboard, electric box, and the staircase leading to the upper level.

The kitchen is fitted to base units with coordinating worktops incorporating a stainless-steel sink, electric cooker to be included in the sale, breakfast bar, shelved alcoves, radiator, and lino/cushion flooring.

The lounge is front facing with double glazed window looking onto Erskine Street, traditional cornicing and skirting, gas fire with tiled hearth and wooden shelves and alcove, radiator.

The bathroom has a three-piece white suite with toilet, wash hand basin with vanity unit, double glazed window, bath with electric shower over bath, tiled around the bath with shower screen, radiator, and traditional clothes drier above.



The staircase leads to the upper floor landing giving with Velux window and access to both bedrooms, study and cloakroom.

Bedroom 1 is rear facing with Velux window, electric radiator, shelved cupboard with hanging rail with the other cupboard housing the hot and cold-water tanks.

Bedroom 2 is front facing with electric radiator and double-glazed window.

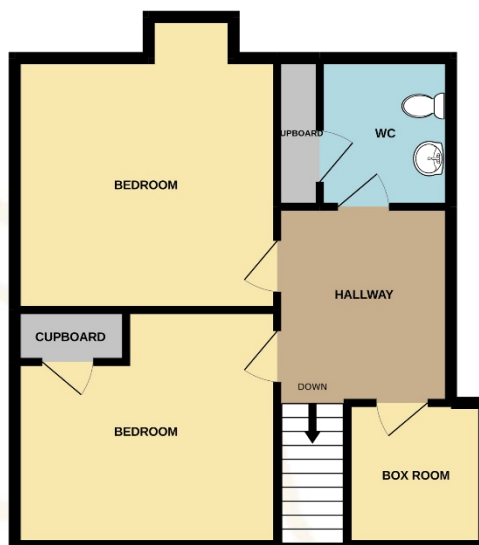
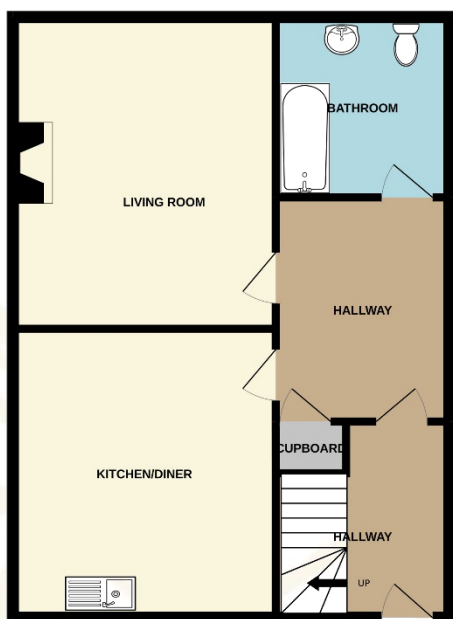
Study/office with Velux window.

Cloakroom with toilet and wash hand basin and storage cupboard with shelves.

To the outside there is a brick cellar.

FIRST 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.  
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**Services:** Gas Central Heating and Partial Double Glazing

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

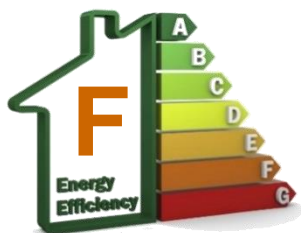
**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD10 8HL

**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.*

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