



24 Paterson Place | Montrose | DD10 9AX

Offers Over £65,000

T. DUNCAN & CO.

Solicitors • Estate Agent







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Situated within the popular area of Borrowfield, this first floor flat is the ideal location within walking distance of Borrowfield Primary School and is on the bus route to Montrose town centre. Comprising of open plan lounge & kitchen, two bedrooms and bathroom, benefitting from electric heating and double glazing. To the outside there is off street parking and mutual drying green to the rear. This property would be the ideal first time buy or a buy to let.

- First floor flat
- Lounge/Kitchen: 14'9 x 18'4 (4.53m x 5.60m)
- Bathroom: 8.0' x 6'7 (2.44m x 2.03m)
- Bedroom 1: 14'8 x 7'9 (4.51m x 2.4m)
- Bedroom 2: (9'6 x 10'2) 2.92m x 3.10m
- Mutual drying area
- Parking



Entry into the mutual hallway with staircase leading to the first floor of the property. The hallway has downlighters, electric radiator with all rooms leading from here.

The open plan lounge/kitchen is bright and flooded with natural light from the surrounding windows, electric radiator, painted to neutral colours with laminate flooring, there is access to the loft space.

The modern kitchen is fitted to wall and base units with coordinating work tops incorporating a stainless-steel sink with mixer tap, electric oven and hob with extractor hood above, washing machine, fridge and freezer, (included in the sale) and room for a dining table.



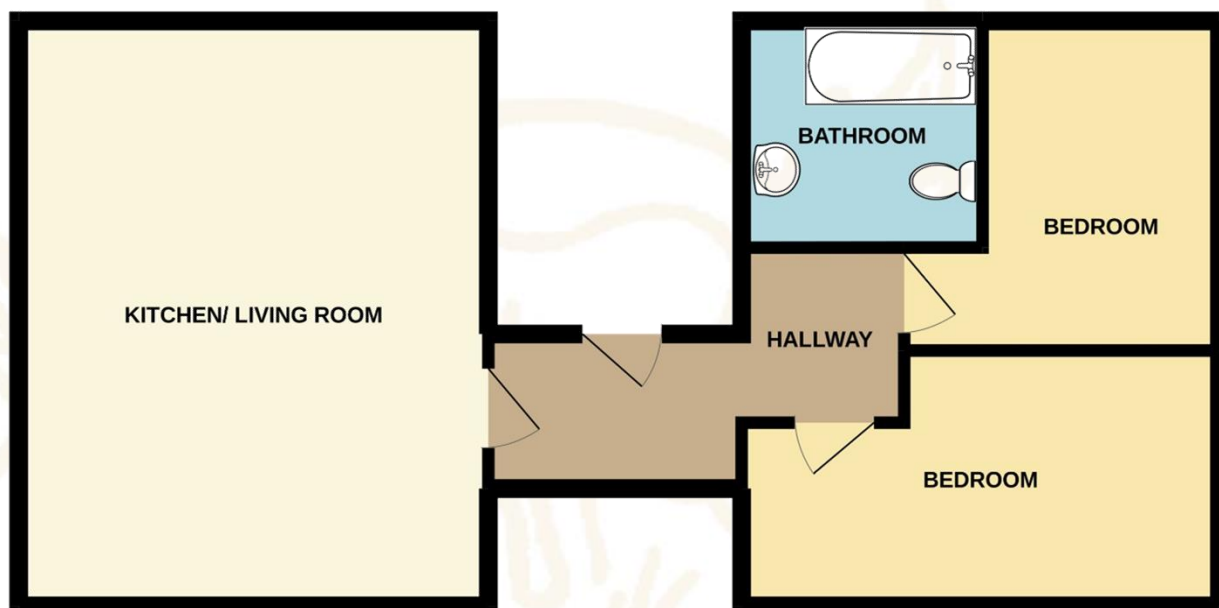
The bathroom has a three-piece white suite comprising of toilet, wash hand basin with vanity unit, P-shaped bath with electric shower over bath and glass shower screen and tiling to the bath area. There is also a second access hatch to the loft.

Bedroom 1 is rear facing with two double glazed windows and an electric radiator.

Bedroom 2 has a double-glazed window and a radiator.

There is a mutual drying green at the back of the property and parking at the front of the property.

## FIRST 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 ©2022

**Services:** Electric Heating and Double Glazing

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

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 9AX

**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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