





42a High Street | Montrose | DD10 8JL

Offers Over £55,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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This first floor flat has been freshly decorated in neutral colours with brand new carpets laid throughout making this the ideal first-time purchase, buy to let or run as an Airbnb. 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 A90 dual carriageway and train station give further afield access to Dundee and Aberdeen.

The property benefits from double glazing and gas central heating, comprising of lounge, bedroom, shower room, galley kitchen and dining room. There is also a private cellar on ground level with power and light, currently utilized for waste bin storage.

- First floor flat
- Lounge: 11'8 x 16'7 (3.62m x 5.11m)
- Kitchen: 5'0 x 20'9 (1.53m x 6.36m)
- Dining room: 9'6 x 11'6 (2.92m x 3.55m)
- Bedroom: 9'2 x 12'6 (2.82m x 3.83m)
- Shower room: 4'7 x 8'2 (1.43m x 2.51m)



Entering the hallway where there is a radiator, double storage cupboard with hanging rail and shelves and a single shelved cupboard.

The lounge is front facing overlooking the High Street, with original cornicing and skirtings and radiator.

From the lounge takes you into the galley style kitchen which is fitted to modern base and wall units with coordinating work tops incorporating a stainless-steel sink with mixer tap, gas hob with chrome extractor hood, electric oven, washing machine included in sale, tiles round worktop area, glass splashback, radiator, shelved cupboard, and vinyl flooring.



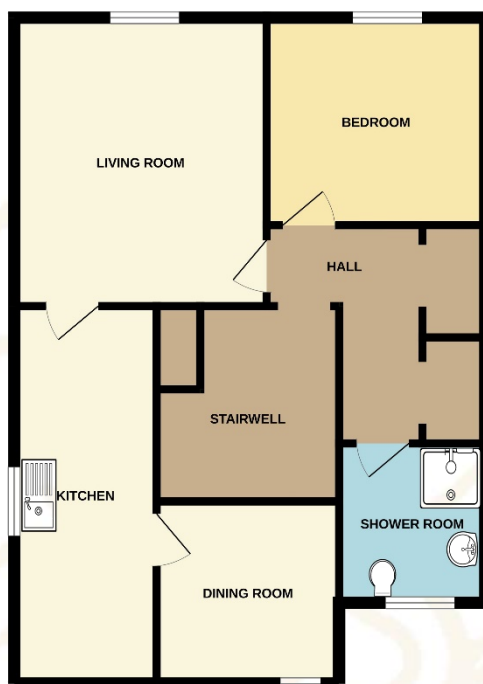
From the kitchen access is gained to the dining room which has rear facing window, radiator, and shelved cupboard.

The bedroom is front facing and overlooks the High Street and has a shelved cupboard, cornicing and radiator.

The shower room is rear facing with new walk-in shower, toilet and wash hand basin. Wet wall to the shower area with chrome shower and sliding glass door, rear window, and radiator.

On the ground floor there is a private cellar with power and light and is currently used for storing waste bins for the property.

GROUND FLOOR



While 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 and washing machine incl.

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8JL

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.