



T. DUNCAN & CO.
Solicitors • Estate Agent

27 Bridge Street | Montrose | DD10 8AE
Offers Over £130,000





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This delightful two bedroom semi detached property is ideally situated in central Montrose and is the ideal first-time buyer purchase or a buy to let investment. Within walking distance to all local amenities including supermarkets, local shops, leisure centre with swimming pool, local primary school, and secondary school. Just a short walk away from the main east coast railway line giving easy access to many of the surrounding Angus and Aberdeenshire towns including Aberdeen and Dundee.

Comprising of two bedrooms, kitchen, lounge, shower room, cloakroom, private enclosed garden. The property also benefits from gas central heating with double glazing.

- Semi Detached House
- Lounge: 11'5 x 13'1 (3.52m x 4.01m)
- Shower Room: 5'6 x 6'5 (1.70m x 2.00m)
- Kitchen: 15'1 x 7'11 (4.62m x 2.17m)
- Master bedroom: 12'0 x 9'6 (3.66m x 2.94m)
- Bedroom 2: 15'4 x 7'2 (4.71m x 2.17m)
- Cloakroom: 4'10 x 3'7 (1.52m x 1.13m)
- Private enclosed garden



The entrance hallway has a radiator with the staircase leading to the upper level.

The front facing lounge is flooded with natural light from the street facing windows, these windows are double glazed with additional secondary glazing, radiator, and TV point.

From the lounge leading to the shower room comprising of toilet with vanity unit, quadrant shower cubicle with electric shower, heated towel rail, wet walled all round, double-glazed window. The gas boiler is situated in a cupboard outside the shower room.

The kitchen is fitted to modern base and wall units with coordinating worktops and splash back. Incorporating a 1½ stainless steel sink, built in oven and gas hob, integrated fridge & freezer, integrated dishwasher, integrated washing machine, further storage cupboard, radiator, and double-glazed window overlooking the garden.

The rear hallway leads to the private enclosed garden with patio area laid to slabs and outside tap. There is a mutually owned shed included in the sale.

The upper floor landing has a Velux window and hatch providing access to the loft which is floored.

The master bedroom is front facing with double glazed window and additional secondary glazing, built in wardrobe with hanging rails, tv point and radiator.

Bedroom 2 has a double-glazed window and additional secondary glazing, shelved cupboard with hanging rail, radiator.

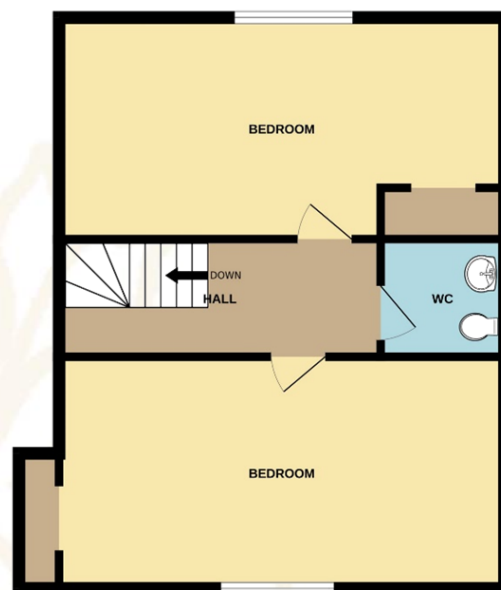
The two-piece cloakroom comprises of wash hand basin with vanity unit, toilet, chrome heated towel rail and wet walled.



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 ©2023

Services: Gas central heating and Double Glazing.

Fixtures & Fittings: All integrated appliances, light fittings & Blinds.

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8AE

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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143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com

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.

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