



10b Russell Street | Montrose | DD10 8HS

Offers Over £89,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Situated close to all the local amenities this two-bedroom first floor maisonette is the ideal purchase for the first-time buyer or a buy to let investment. This tastefully modernised first floor maisonette benefits from double glazing and gas central heating. Well-equipped modern dining kitchen. Lounge with feature fireplace, two bedrooms upstairs and a modern bathroom with shower over the bath. There is a private garden area, communal green as well as a private shed and a mutual outhouse. Viewing is highly recommended to appreciate this ideal starter home.

- First floor maisonette
- Kitchen: 10'6 x 13'3 (3.22m x 4.05m)
- Lounge: 11'9 x 11'1 (3.63m x 3.39m)
- Master bedroom: 13'0 x 13'8 (3.98m x 4.20m)
- Bedroom 2: 5'8 x 12'9 (1.76m x 3.93m)
- Bathroom: 4'8 x 8'3 (1.46m x 2.54m)
- Communal green and private garden
- Mutual outhouse and private shed



Entry is through a upvc door into the hallway with staircase leading upstairs and a doorway leading into the kitchen.

The kitchen is front facing and fitted to modern wall and base units with coordinating worktops incorporating a 1½ stainless steel sink with mixer tap, tiled splashback, integrated hob and oven, slimline dishwasher to be included in the sale, plumbed for automatic washing machine, space for fridge/freezer/tumble drier, shelved alcove, double glazed window, boiler, breakfast bar, radiator, a shelved pantry cupboard and another with shelves and hooks.

The kitchen leads to the living room which is rear facing and has a feature fireplace with wooden surround and marble hearth, gas fire (disconnected), double glazed window and shelved alcove and a radiator.

The staircase leading to the upper floor has wood panelling to dado height with handrail on either side and there are two bedrooms on this level.

The master bedroom is rear facing with double glazed window, shelved alcove with hanging rail and a radiator.

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

The bathroom comprises a three-piece suite with sink, bath with overhead electric shower and toilet, tiled to dado height, radiator, double glazed window.

Private and communal garden and outhouses.





**Services:** Gas Central Heating and Double Glazing

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

**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD10 8HS

**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 is a draft Schedule.*

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