



SWAPPS CLOSE
Known by a variety of earlier names, it has led at different times to a hospital or almshouse, the old Grammar School and the first Post Office in Montrose.
REDESIGNED COMPLETE BY ABERDEEN DISTRICT COUNCIL. THE LOCATION DEVELOPMENT PROJECT AND THE MARKING SERVICES COMPLETED IN 1998.

149d High Street | Montrose | DD10 8QN

Fixed Price £69,950

£5050 below Home Report Valuation

T. DUNCAN & CO.
Solicitors • Estate Agent





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Centrally located in the town centre of Montrose this freshly decorated two-bedroom flat is the ideal purchase for a buy to let investment or first-time purchase. This spacious ground floor flat is within walking distance of the local amenities including the sports and leisure centre, local shops & supermarkets. The train station is a short walk away providing links to the north and south.

Comprising of an open plan kitchen/living/dining, 2 bedrooms, bathroom and benefiting from gas central heating and new carpets.

- Ground floor flat
- Lounge/kitchen/dining: 19'5 x 20'0 (5.95m x 6.10m)
- Bedroom 1: 12'3 x 6'8 (3.74m x 2.07m)
- Bedroom 2: 7'2 x 17'4 (2.19m x 5.30m)
- Bathroom: 6'7 x 6'6 (2.06m x 2.00m)



Entering the vestibule there is a storage cupboard housing the boiler with shelving, with a further shelved storage cupboard and radiator within the hallway.

The open plan kitchen/living/dining has been freshly decorated with new carpet, two windows and two radiators. The kitchen is fitted to modern base and wall units with coordinating worktops tiled splashbacks incorporating a 1 $\frac{1}{2}$ stainless steel sink with mixer taps, oven, hob with extractor hood above.

A further cupboard in the hallway is shelved and plumbed for an automatic washing machine.

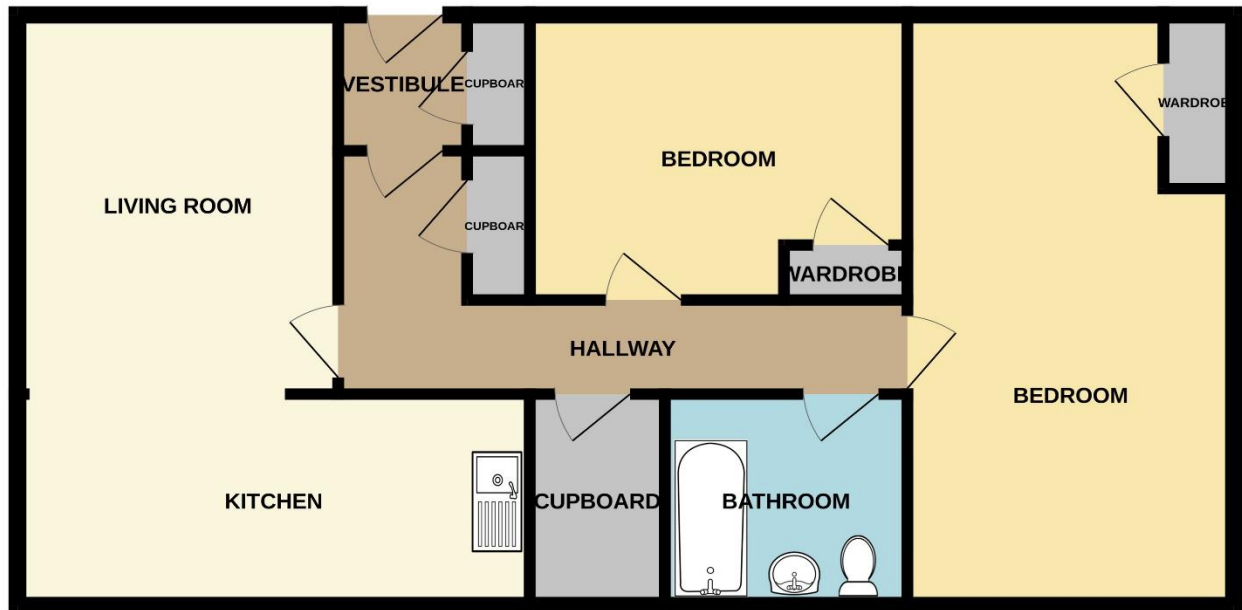
Bedroom 1 is freshly painted with new carpet, shelved cupboard with hanging rail, window, and radiator.

Bedroom 2 is freshly painted with new carpet, double wardrobe with shelves and hanging rails, window, radiator, and cupboard below the window housing the fuse box.

The bathroom is a three-piece comprising bath with electric shower, sink, toilet, radiator, extractor fan, partially tiled and two walls which are panelled to dado height.



GROUND 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: Carpets, blinds & light fittings.

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8QN

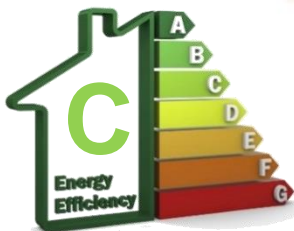
Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

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.