





T. DUNCAN & CO.
Solicitors • Estate Agent

107 High Street | Montrose | DD10 8QR

Offers Over £65,000





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Set within the town centre with views over the high street this spacious second floor apartment with period features offers 2 bedrooms one with study area, kitchen, bathroom, lounge, and dining room. The property also benefits from gas central heating.

Conveniently located close to local amenities including supermarkets, high street shops, sports & leisure centre, with the train station being a short walk away. This property would make an ideal opportunity for a first-time buyer, buy to let investor or Airbnb.

- Second floor flat
- Bathroom: 9'3 x 6'7 (2.85m x 2.06m)
- Kitchen: 11'4 x 13'1 (3.47m x 4.01m)
- Master bedroom: 12'9 x 22'5 (3.94m x 6.85m)
- Dining: 4'7 x 16'2 (1.43m x 4.95m)
- Lounge: 16'5 x 16'3 (5.03m x 4.97m)
- Bedroom 2: 11'4 x 13'2 (3.47m x 4.04m)



Entering into the hallway, there is a storage cupboard which is shelved with hanging rail.

Bathroom: Fitted to a four-piece suite comprising shower cubicle with electric shower, bath with mixer shower head, wash hand basin, toilet, window, tiled to dado height on one wall, mirrored section, and radiator.

Kitchen: Fitted to modern wall and base units with coordinating worktops incorporating a 1½ stainless steel sink, breakfast bar, window seating with storage below and pine lined, hob, grill and oven, flooded with natural light provided by the two windows, and radiator.

Master bedroom: Bright room with views over the town centre, feature fireplace, shelved alcove, two radiators, the study area within the room offers the options of a work from home area or dressing room.

Dining: Front facing with access to the lounge, cupboard housing the electric meter, and radiator.

Lounge: Spacious bright room with period features including cornicing and feature fireplace with stone hearth. Two windows with seating with storage below, wood panelling to dado height, shelved alcove and radiator.

Bedroom 2: Rear facing with window, fitted wardrobe with shelf and radiator.



SECOND FLOOR



Whilst 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

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8QR

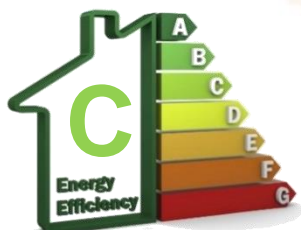
Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent

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