



6 Paterson Place | Montrose | DD10 9AX

Offers Over £36,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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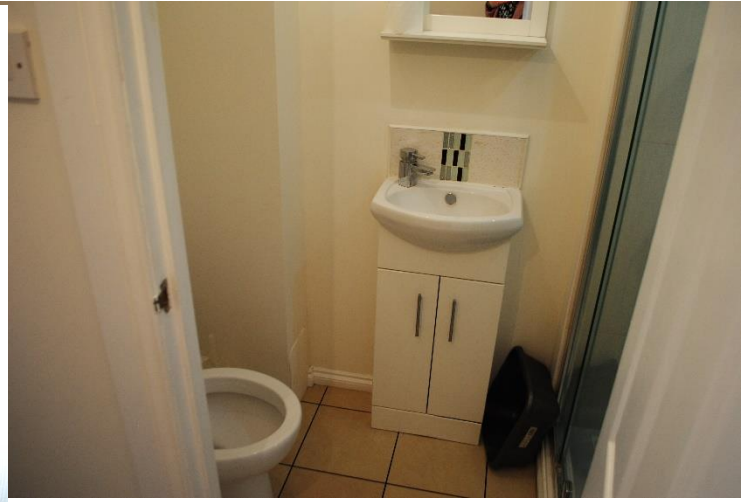
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This ground floor studio flat is situated in the popular area of Brownfield comprising of a good-sized lounge with fold away bed, kitchen with integrated hob and oven, free standing fridge freezer and plumbed for automatic washing machine. Shower room with ample storage. Freshly decorated benefiting from electric heating and double-glazed windows making this an excellent opportunity for a first-time buyer or a buy to let investor. To the outside there is off street parking and mutual drying green to the rear.

- Ground floor studio flat
- Open plan lounge/bedroom: 14'7 x 11'3 (4.49m x 3.46m)
- Kitchen: 6'6 x 7'9 (2.00m x 2.40m)
- Shower Room: (1.00m x 2.03m)





Entry through a upvc door into the open plan lounge/bedroom area, which is decorated to neutral colours with laminate flooring, electric heater, two windows, cupboard containing folding double bed, phone point and tv point.

The kitchen is fitted to modern wall and base units with coordinating worktops incorporating stainless steel sink with mixer tap, wet wall splash back, integrated oven and hob, washing machine and there is a kick board heater under sink and window.

The bathroom has a shower cubicle with electric shower and is tiled to shower area, sink with vanity unit below, heated towel rail and tiled floor. Outside the toilet there is a cupboard with hanging rail and the fuse box is also housed here. Storage area (1.36m x 1.40m)

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:** Electric Heating and Double Glazing

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

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 9AX

**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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