



11a Murray Street | Montrose | DD10 8LH

Offers Over £125,000

T. DUNCAN & CO.

Solicitors • Estate Agent





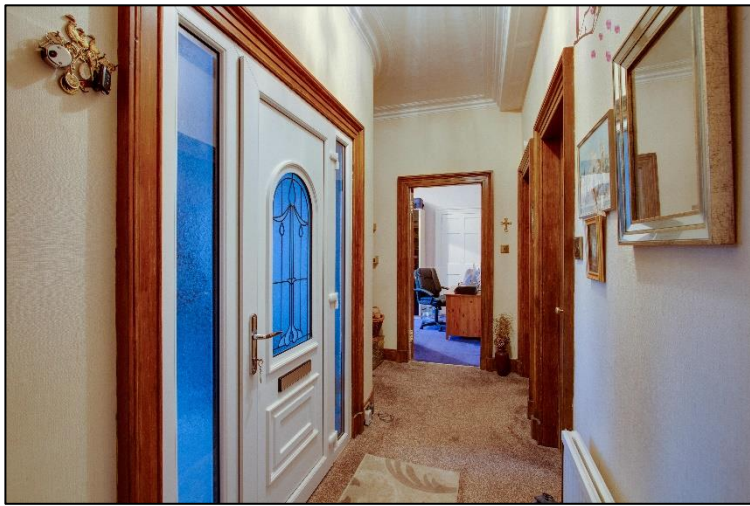
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This spacious well-presented first floor flat with three double bedrooms is ideally placed within a short walking distance from the town centre, train station, cinema, shops, sports centre, and other local amenities. The property maintains many of its period features including cornice, deep skirtings, architraves, and window shutters. Benefiting from double glazing, gas central heating and wood burner, this is a must view property to appreciate what it has to offer.

- First floor flat
- Lounge: 13'5 x 16'1 (4.12m x 4.90m)
- Dining Room/Bedroom 3: 8'4 x 16'0 (2.57m x 4.89m)
- Master bedroom: 15'1 x 16'1 (4.60m x 4.90m)
- Bedroom 3: 13'8 x 12'8 (4.21m x 3.90m)
- Shower room: 5'2 x 8'8 (1.58m x 2.69m)
- Kitchen: 14'1 x 8'3 (4.30m x 2.53m)



Entrance into the mutual stairwell there is a storage cupboard allocated to the property. The staircase leads to the first floor and entry into the property is via the uPVC double glazed door. The hallway has a storage cupboard which houses the electrics, radiator and access to all rooms.

**Lounge:** Front and side facing windows with views onto Murray Street, period features including cornicing, skirtings, architraves and window shutters, ornate fireplace which has a wood burning stove, marble hearth and wooden surround, cupboard housing the gas boiler and meter and radiator.

**Dining Room:** Currently used as a dining room with the option of a third double bedroom, storage cupboard which houses the tumble drier (included in the sale) radiator, period features including cornicing and deep skirtings, window, and radiator.

**Master bedroom:** Front facing with window overlooking Murray Street, wardrobe (included in sale), radiator, two pantry cupboards, cornicing, deep skirting.

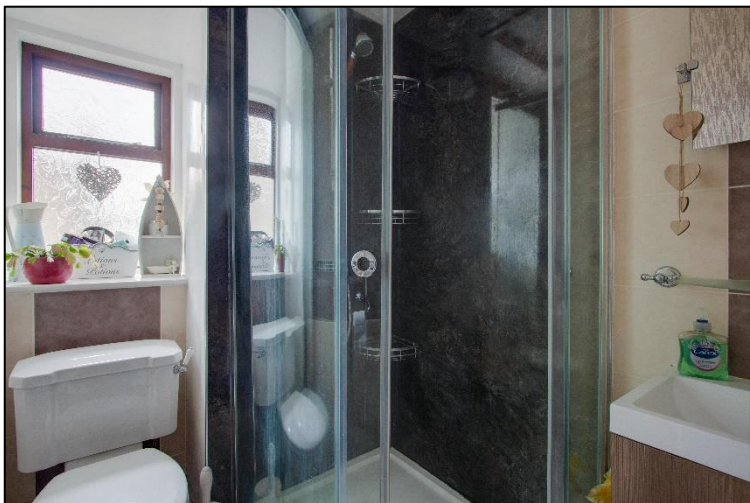
**Bedroom 3:** Radiator, skirtings, cornicing, two windows, radiator, and a shelved pantry cupboard.

**Shower Room:** Tiled from floor to dado height, quadrant shower with floor to ceiling wet wall and power shower, window, heated white towel rail, toilet, wash hand basin with vanity unit, mirror, tiled floor to ceiling on two walls and on one wall floor to dado height.

**Kitchen:** Fitted to base and wall units with coordinating black work tops incorporating stainless steel sink with mixer tap, tiled splashback, plumbed for automatic washing machine (included in the sale), fridge freezer (included in the sale), gas hob with stainless steel splashback and chrome extractor above and electric oven and tiled splash back.

**Outside:** Shared drying green and space for bin storage to the outside.







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:** B

**Post Code:** DD10 8LH

**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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