



104 Castle Street | Montrose | DD10 8AX
Offers Over £92,000

T. DUNCAN & CO.
Solicitors • Estate Agent





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This centrally located modern ground floor property is the perfect purchase for those looking to get on the property ladder or anyone looking to downsize. Close to all the local amenities including schools, supermarkets, leisure centre and the local shop just yards away. Comprising of entrance hallway, living room, kitchen/diner, shower room and two bedrooms. The property also benefits from gas central heating and double glazing.

- Ground floor flat
- Kitchen/Diner: 11'4 x 15'7 (3.49m x 4.79m)
- Master bedroom: 16'10 x 8'4 (5.18m x 2.56m)
- Bedroom 2: 15'1 x 8'1 (4.62m x 2.48m)
- Bathroom: 4'5 x 8'8 (1.36m x 2.70m)
- Living room: 12'6 x 13'4 (3.85m x 4.08m)
- Mutual drying green



Entrance hallway: Laid to laminate flooring, with storage cupboard plumbed for automatic washing machine and shelf for tumble drier. There is further storage provided within the hallway with shelving and sliding doors.

Living room: Spacious front facing room with two windows, radiator, laid to laminate flooring, tv point and ample sockets.

Kitchen/Diner: Modern front facing kitchen diner fitted to base and wall units, stainless steel sink with mixer tap, plumbed for dish washer, space for fridge freezer, gas hob with extractor fan above, electric oven, tiled splash back to one side of the kitchen and wet wall to the other, radiator and tv point.



Master bedroom: Bright front facing room with three windows, built in wardrobes with shelves and hanging rail and radiator.

Bedroom 2: Bright rear facing room with two windows, wardrobe with hanging rail and shelf, and radiator.

Bathroom: Three-piece suite comprising walk in shower with glass enclosure, toilet, wash hand basin with vanity unit, downlighters, wet wall all round and a grey towel radiator.

Outside: Mutual drying green with whirly.

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 ©2024

Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

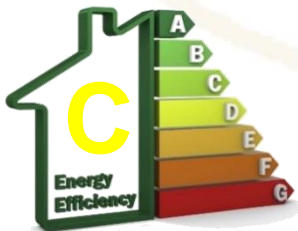
Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8AX

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