



57 Murray Street | Montrose | DD10 8JZ

Offers Over £55,000  
(£10,000 below Home Report Valuation)

**T. DUNCAN & CO.**  
Solicitors • Estate Agent





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This one-bedroom top floor flat offers spacious open plan living with lounge/kitchen area, bedroom, and bathroom. Benefiting from Gas central heating and double-glazing making this an ideal rental/Airbnb or first-time purchase.

Set in a central location within walking distance of a variety of local shops including supermarkets, cinema and other local amenities. The A90 and local train station provide easy links to the north & south cities of Aberdeen & Dundee.

- Top floor flat
- Lounge/kitchen: 21'2 x 15'8 (6.45m x 4.82m)
- Bedroom: 11'5 x 6'5 (3.52m x 1.99m)
- Bathroom: 5'5 x 8'2 (1.69m x 2.51m)



**Entrance Hallway:** Laid to laminate flooring, radiator, window, double storage cupboard which houses the boiler.

**Lounge/Kitchen:** Open plan with two front facing and two rear facing windows, two radiators and feature fire place with electric fire. The kitchen is fitted to modern base and wall units with coordinating worktops incorporating a 1½ stainless steel sink with mixer tap, gas hob, built in oven and microwave, slimline dishwasher, pantry style pull out cupboard, island with storage space underneath, downlighters and laminate flooring.

**Bedroom:** Two windows with one rear facing and one front facing, radiator, downlighters and shelved alcove with storage underneath which houses the gas meter.

**Bathroom:** Comprises three-piece white suite including a shower over bath, chrome towel rail, front facing window, tiled to dada height, tiled flooring and extractor fan.





**Services:** Gas Central Heating and Double Glazing

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

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 8JZ

**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 a draft Schedule.*

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