



11 York Terrace | Montrose | DD10 8LG  
Offers Over £100,000

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







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This mid terraced property offers an ideal location to the town centre of Montrose with local amenities including local shops, supermarkets, and cinema all within walking distance. The property comprises of lounge, kitchen, two bedrooms and shower room. Off street parking to the front of the property and garden to the rear. A degree of upgrading is required, and the property does benefit from gas central heating and double glazing.

- Mid Terraced
- Lounge: 16'9 x 11'1 (5.12m x 3.39m)
- Kitchen: 16' x 6'11 (4.90m x 2.11m)
- Bedroom 1: 9'9 x 12'7 (2.98m x 3.86)
- Bedroom 2: 10'2 x 12'8 (3.11m x 3.87m)
- Shower Room: 8'4 x 5'4 (2.54m x 1.65m)
- Off Street Parking
- Rear Garden
- Wooden Sheds





**Entrance Hall:** Cupboard housing the electrics with shelf and hanging rail, radiator.

**Lounge:** Bright Front facing room, radiator, gas fire with wooden surround and marble hearth. Double alcove with one side shelved. Glass panel door with further glass panel door leading into the kitchen.

**Kitchen:** Base and wall units with coordinating worktops, tiled splashbacks, gas hob, electric oven, stainless steel sink, window overlooking the rear garden. Space for plumbed in washing machine, shelved larder cupboards. Radiator and door leading to the rear garden.



**Stairwell:** Two windows, storage cupboard at the top of the landing and loft access.

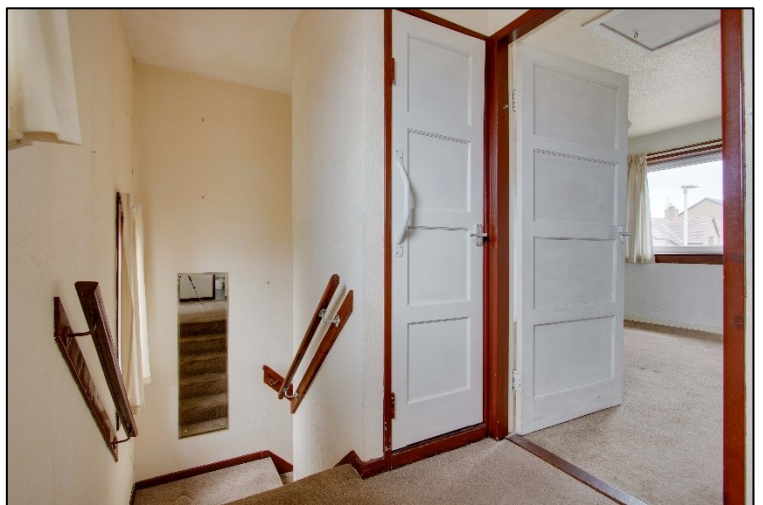
**Bedroom 1:** Front facing with window overlooking the driveway, radiator, storage cupboard with shelf and hanging rail, second access hatch to the loft.

**Bedroom 2:** Front facing with window overlooking the driveway, radiator, shelved cupboard, wardrobe space with sliding doors with shelf and hanging rail.

**Shower Room:** Radiator, wood panelling to one wall, tiled on three other walls, panelled ceiling, walk in shower with electric shower, wash hand basin with vanity unit, toilet, window and radiator.

**Outside:** The front area is laid to loc-block providing off street parking for several vehicles, to the rear there are two wooden sheds, gated access to the lane.

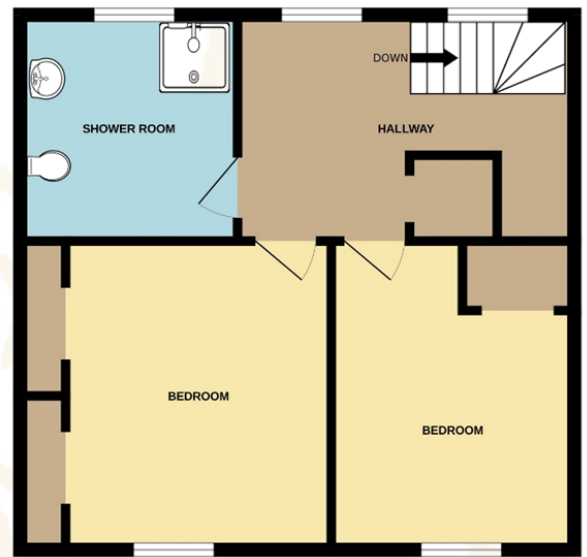






GROUND FLOOR

1ST 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 & Double Glazing

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

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 8LG

**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.*

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