

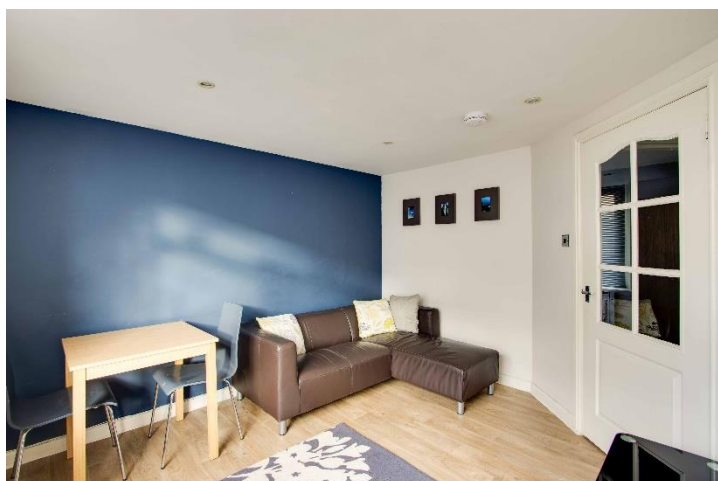


3a Erskine Place | Montrose | DD10 8HJ

Offers Around £49,000

T. DUNCAN & CO.

Solicitors • Estate Agent







3a Erskine Place | Montrose | DD10 8HJ

**Offers Around £49,000**

This well-maintained, main-door ground floor apartment is situated in a central location, just a short walk from Montrose Town Centre and all essential local amenities, including shops, supermarkets, schools, and the train station. Located between Dundee and Aberdeen, Montrose is a popular coastal town, ideal for commuters, with easy access to the A90 dual carriageway.

The property is in excellent ready-to-live in condition, featuring modern electric heating and double glazing throughout. The kitchen is fully equipped with fridge, microwave and washing machine included (no warranties given) and has a useful understair storage cupboard and the generously sized bedroom looks to the rear. Additionally, there is a communal area of garden to rear with shed and whirly for outdoor drying.

This apartment would be an excellent choice for a variety of buyers, including first-time buyers and those looking for a buy-to-let investment. Early viewing is recommended.

- Main Door Ground Floor Apartment
- Lounge
- Modern Kitchen
- Double Bedrooms
- Shower Room
- ECH & DG
- Communal Garden & Shed
- EPC - D



**Vestibule:** Wooden Exterior Door. Cupboard housing electricity meter and fuse box.

**Lounge:** Approx. 3.5mx3m. Large UPVC double glazed window looking to front, enjoying an open outlook. Electric wall mounted heater. Smoke alarm. Inset downlighters

**Hallway:** All accommodation leading off.

**Bedroom:** Approx. 2.7mx2.9m. Double glazed UPVC window to rear. Inset downlighters.



**Kitchen:** Approx. 1.8mx2.8m. Base and high-level storage units. Tiling to splashback. Space for fridge freezer. Integral electric oven and hob. Space for microwave. Understair storage cupboard housing the washing machine. Door to communal garden area. Fridge, washing machine and microwave included in the sale (no warranties given).

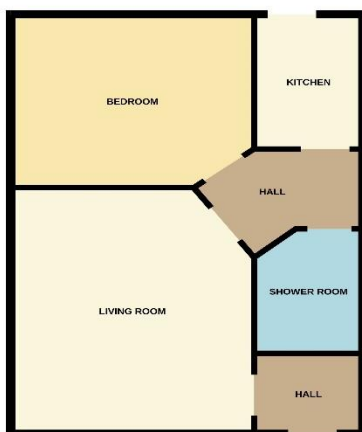
**Shower:** Approx. 1.6mx1.7m Modern shower room comprising WC, wash hand basin and corner shower cubicle. Inset downlighters.

**Outside:** To the rear there is a communal garden with shed and whirly.





GROUND FLOOR



NOTE: THIS PLAN IS A REPRESENTATION OF THE PROPERTY AND IS NOT A CONTRACT. THE PROPERTY IS DESCRIBED AS BEING IN GOOD CONDITION AND IS NOT GUARANTEED. THE PROPERTY IS DESCRIBED AS BEING IN GOOD CONDITION AND IS NOT GUARANTEED. THE PROPERTY IS DESCRIBED AS BEING IN GOOD CONDITION AND IS NOT GUARANTEED.

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

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

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 8HJ

**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

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



**143 High Street, Montrose, DD10 8QN**  
**Telephone: 01674 672353**  
**Fax: 01674 678345**  
**E-mail: [mpc@tduncan.com](mailto:mpc@tduncan.com)**  
**[www.tduncan.com](http://www.tduncan.com)**

*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 is a draft Schedule.*

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