



| 14 Upper Hall Street, Montrose, DD10 8QY |

Offers Offer £75,000

T. DUNCAN & CO.

Solicitors • Estate Agent





14 Upper Hall Street, Montrose DD10 8QY

Offers Over £75,000

This stylish first-floor apartment is located in the heart of Montrose and presents a fantastic opportunity for both buy-to-let investors and first-time buyers.

The property features two spacious double bedrooms, a generous lounge that is perfect for relaxation, and a modern shower room with a modern and practical design. Additional benefits include gas central heating and double glazing for year-round comfort and energy efficiency, as well as a garden area. For added peace of mind, the property is equipped with a secure entry system. Situated close to local shops, amenities, and excellent transport links, this apartment is an affordable and inviting option in a prime central location.

Viewing is highly recommended to fully appreciate all it has to offer.

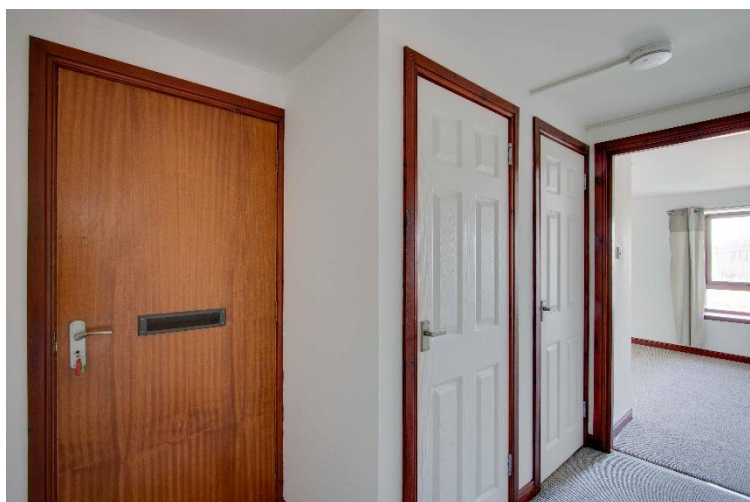
- Hallway
- Spacious Lounge
- Modern Kitchen
- 2 Double Bedrooms
- Modern Bathroom
- Communal Garden
- GCH & DG
- EPC - C



Hallway: Bright hallway with two storage cupboard, one housing the fuse box. Intercom handset.

Lounge: Approx. 4.4x3.2m. Spacious public room with two double glazed windows.

Kitchen: Approx. 2m(at widest)x4.5m. Modern kitchen fitted with floor and wall units with integral electric oven, hob and extractor. Plumbed for automatic washing machine. Space for fridge. Cupboard housing gas central heating combi boiler. Double glazed window





Bedroom 1: Approx. 4.3mx3.6m. Spacious double bedroom with double mirror fronted wardrobes. Two double glazed windows,

Bedroom 2: Approx. 3.6mx3.2m. Double glazed window, Double mirror fronted wardrobes.

Bathroom: Approx. 2.5x1.4m Fitted with a three-piece suite comprising a WC, wash hand basin, and bath. Shower over bath with shower screen. Medicine cabinet. Extractor fan.

Garden: Communal garden area to rear.



Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds, light fittings

Local Authority: Angus

Council Tax Band: B

Post Code: DD10 8QY

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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143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
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 672353.