





T. DUNCAN & CO.
Solicitors • Estate Agent

24 Carnegie Street | Montrose | DD10 8RR

Offers Over £60,000





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Situated in a desirable area of Montrose, this beautifully presented ground floor apartment offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. With its own private front and back door, this one-bedroom home provides a rare level of privacy and convenience.

The accommodation features a spacious lounge, a well-proportioned bedroom with a dressing room/storage area, and a newly modernised shower room finished to a high standard. The property benefits from modern electric heating with recently installed boiler, recently fitted insulation, UPVC double glazing, and access to a communal garden, perfect for relaxing outdoors.

Located close to local amenities, transport links, and all that Montrose has to offer, this stylish apartment is move-in ready and not to be missed.

- Main Door Ground Floor Apartment
- Entrance Hallway
- Lounge
- Spacious Bedroom
- Recently Installed Shower Room
- Modern Kitchen
- Communal Garden
- DG & Electric Heating
- EPC – Band E



- Kitchen:** Approx. 3.4mx1.4m. Fitted with modern base and high level storage unit. Integral oven, hob and microwave. Stainless steel sink and drainer. Laminate flooring. Space for fridge freezer. Double glazed window.
- Lounge:** Approx., 2.9mx4.3m(measure to widest point. Double glazed window to front. Door to hallway.
- Shower Room:** Approx. 1.7mx1.9m. Fitted with modern three piece suite comprising WC, wash hand basin and large shower cubicle with raindrop electric shower. Extractor fan. Heated Towel rail.
- Bedroom:** Approx. 2.8mx3.5m. Spacious double bedroom with double glazed window to front enjoying outlook towards greenspace. Separate dressing room/storage area Approx. 2mx1.1m. Could be used as a dressing room/wardrobe facility



Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8RR

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