



26b Mount Road | Montrose | DD10 8NT
Offers Over £80,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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Situated in a desirable and well-established area of Montrose, this bright and spacious upper floor apartment offers versatile living and a private outdoor space—perfect for a range of buyers including first-time purchasers, downsizers, or investors.

The property features a generous lounge, ideal for both relaxing and entertaining, with a second bedroom located off the lounge that offers flexible use—perfect as a guest room, home office, or hobby space to suit the needs of the individual purchaser.

A well-proportioned kitchen/dining room provides ample space for a dining table, making it an ideal setting for everyday meals. The spacious master bedroom offers a peaceful retreat, while the modern shower room is fitted with a large corner shower cubicle for added comfort.

Externally, the apartment benefits from its own private garden area laid to lawn, a communal drying area, a private shed, and access to a shared wash house, offering both convenience and charm.

Early viewing is recommended to fully appreciate the space, flexibility, and sought-after location of this appealing apartment.

- Entrance Hallway
- Spacious Lounge
- Kitchen/Dining
- 2 Bedrooms
- ECH & DG
- Gardens, Shed & Washhouse



Hallway: Large shelved storage cupboard

Kitchen/Dining: Approx. 4.5mx4.5m. Fitted with modern base level units with space for cooker, plumbed for automatic washing and fridge. Space for large table and chairs. UPVC double glazed window to rear enjoying open outlook. Shelved storage cupboard.

Lounge: Approx. 4.5mx4.2m. Spacious public room with UPVC double glazed window looking to front. Access to Bedroom 2.

Bedroom 2: Approx. 2.5mx3m. Could be utilised to suit the individual purchaser's requirements. Double cupboard with hanging rail and further storage above. Venetian blind.

Bedroom 1: Approx. 3.1mx3.3m Spacious double bedroom with double glazed window looking to rear.

Shower Room: Approx. 2.5mx1.4m. Fitted with three piece suite comprising WC, wash hand basin and large corner shower cubicle with shower. Fitted towel rail. Extractor fan.

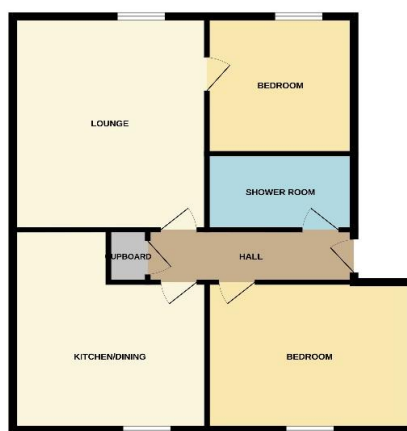
Outside: Area of private garden, communal drying area. Shed and wash house







GROUND FLOOR



Services: Electric Heating & Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: B

EPC: Band C

Post Code: DD10 8NT

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

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