



1 Erskine Street | Montrose | DD10 8HL
Offers Over £79,950

T. DUNCAN & CO.
Solicitors • Estate Agents





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This spacious corner upper-floor apartment is situated in a highly sought-after area of Montrose, offering generously sized accommodation ideal for first-time buyers, professionals, or investors alike. The property features two well-proportioned double bedrooms, a bright, contemporary bathroom, and a large kitchen/dining area perfect for everyday living and entertaining.

Additional benefits include gas central heating, double glazing throughout, and access to a well-maintained communal garden at the rear, complete with a patio area and a handy shed.

Montrose is a vibrant coastal town nestled between Dundee and Aberdeen, renowned for its stunning beach and strong community spirit. The town boasts a wide range of amenities, including supermarkets, independent shops, cafes, and restaurants. Excellent transport links, with a mainline railway station providing regular services to Aberdeen, Dundee, and Edinburgh, make this location ideal for commuters.

Located in a well-established residential neighborhood with convenient access to local services and transport, this well-presented apartment combines comfort and convenience in one of Angus's most beautiful settings. Early viewing is highly recommended to fully appreciate the space and potential on offer.

- Spacious Upper Floor Apartment
- Spacious Lounge
- Kitchen/Dining
- 2 Double Bedrooms
- Bathroom
- Communal Garden
- GCH & DG
- EPC Band C



Entrance Hallway: Wooden and glazed exterior door. All accommodation leading off.

Lounge: Approx. 3.9mx4.5m. A spacious and bright public room featuring two double-glazed sash and case-style windows, offering an open and pleasant outlook. The room is enhanced by elegant ornate cornicing, adding a touch of character and charm. A split-pane wooden door provides access to the hallway.

Dining Kitchen: Approx. 3.6mx4.2m. A double-glazed sash and case-style window overlooks the front of the property, with a convenient storage area positioned below. The kitchen is fitted with a range of modern base and wall-mounted units, incorporating an integrated electric oven, gas hob, and extractor hood. There is plumbing for an automatic washing machine, with additional space available for a tumble dryer. A split-pane door with glass side panels leads through to the hallway, allowing natural light to flow through the space.

Bedroom 1: Approx. 3.6mx3.9. A spacious double bedroom featuring a double-glazed sash and case-style window, enjoying an open outlook. The room benefits from a triple, mirror-fronted wardrobe offering excellent storage with both shelving and hanging rails. A wooden door provides access to the hallway, completing this well-presented space.

Bedroom 2: Approx. 3.9mx3.9m. A second well-proportioned double bedroom featuring a sash and case-style double-glazed window, allowing for plenty of natural light. The room includes a shelved alcove with built-in storage below, as well as a triple fitted wardrobe offering ample storage with both shelving and hanging rails.

Bathroom: Approx. 2.8mx2.1m. The bathroom is fitted with a modern three-piece suite comprising a WC, a wash hand basin set within stylish fitted units, and a bath with shower over. Additional features include a wall-mounted mirror with integrated lighting and shelving, providing both practicality and a contemporary finish.

Outside: There is a communal area of garden ground laid out in patio area with shed.







Services: Gas Central Heating

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8HL

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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