



1 Erskine Street | Montrose | DD10 8HL

Offers Over £85,000

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.

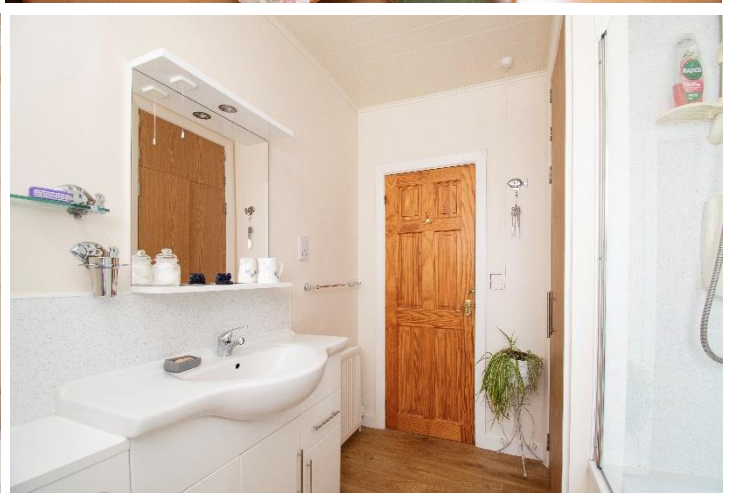
Bedroom 1: Approx. 3.6mx3.9. A spacious double bedroom featuring a double-glazed sash and case-style window, enjoying an open outlook. The room benefits from a triple, mirror-fronted wardrobe offering excellent storage with both shelving and hanging rails. A wooden door provides access to the hallway,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





GROUND FLOOR



These plans are 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 offerors 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 of 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.



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

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