



3 Brownlow Place, Ferryden | Montrose | DD10 9RN
Offers Over £40,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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Located in the village of Ferryden which lies adjacent to the Town of Montrose, this spacious one-bedroom main door ground floor apartment offers an excellent opportunity for buyers looking to modernise and add value.

The property features a generously sized lounge and double bedroom and benefits from gas central heating and double glazing throughout.

Although in need of modernisation and upgrading, this apartment presents great potential as a first home, investment property, or project for those seeking a project.

Viewing is highly recommended to appreciate the space and possibilities on offer.

- Ground Floor Apartment
- Spacious Lounge
- Kitchen
- Double Bedroom
- Bathroom
- Garden & Outdoor Store
- GCH & DG
- EPC Band D



Entrance Hall: All accommodation leading off.

Kitchen: Approx. 2.2mx3.8m. Fitted with base and high level storage units. Plumbed for automatic washing machine. Door leading to rear garden. Space for fridge.

Lounge: Approx. 3.3mx4.9m. Spacious public room with double glazed window to front.

Bedroom: Approx. 4.9mx2.7m. Double bedroom with double glazed window to front. Fitted wardrobes.

Bathroom: Approx. 2.7mx1.4. Fitted with three piece coloured suite comprising WC, wash hand basin and bath. Frosted glass window to rear.

Outside: Area of garden ground to rear. Outdoor store.



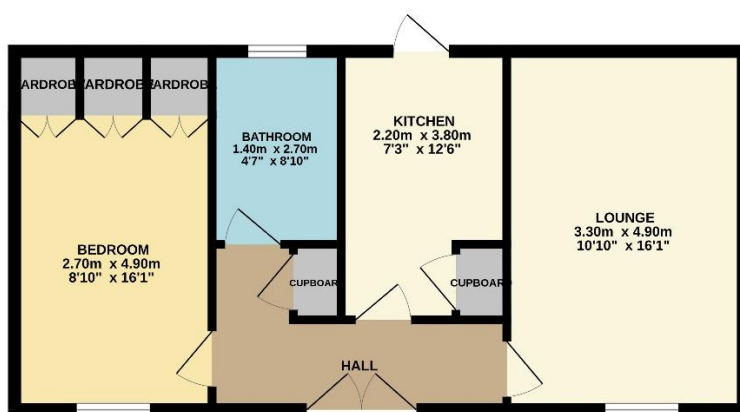


Outside

There is an area of garden ground to rear which is laid out to lawn. Outdoor store. Drying poles



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metropix 52525

Services: Gas Central Heating

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 9RN

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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