



Flat 2, Blackfriars House, Blackfriars Street | Montrose |
DD10 8LL

Offers Over £125,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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This spacious three-bedroom maisonette is ideally located in the heart of Montrose, offering generous accommodation over two levels in a highly sought-after area.

The property features a bright and welcoming lounge, a large dining-sized kitchen ideal for both everyday living and entertaining, and three well-proportioned double bedrooms, including a master with en-suite shower room. A modern family bathroom completes the internal layout. Additional benefits include gas central heating, double glazing throughout, and a secure entry system, providing comfort and peace of mind.

Situated in the vibrant coastal town of Montrose, the property is within easy reach of local shops, cafés, schools, and excellent transport links including the train station, making it ideal for commuters. Montrose itself is known for its scenic beach, golf courses, and picturesque harbour, offering a great mix of lifestyle and convenience.

This home is perfectly suited to families, professionals, or buy-to-let investors looking for space, comfort, and a central location.

- Spacious Maisonette
- Upper Hallway
- Kitchen/Dining
- 3 Double Bedrooms
- Bathroom & En-suite Shower Room
- Secure Entry System
- GCH & DG
- EPC Band C



Hallway: Staircase to upper floor accommodation with wooden balustrade. Large storage cupboard giving access to a further storage area. Exterior door.

Lounge: Approx. 5.1mx5.7. Excellent sized public room with two double glazed windows looking to rear. Space for table and chairs.

Dining Kitchen: Approx. 3'4mx3'7. Fitted with a range of modern floor and high level storage units with integral electric oven, gas hob and extractor hood. Space for fridge freezer. Plumbed for automatic washing machine. Stainless steel sink and drainer. Tiled to splashback. Space for table and chairs. Double glazed window to front. Ariston combi boiler.

Upper Hallway: Hatch to partially floored loft space. Smoke alarm.

Bedroom 1: Approx. 3.7mx3.1m. Spacious double bedroom with double glazed window looking to front. Double mirror fronted wardrobe with shelving and hanging rail. Door to en-suite Shower Room.

En-Suite Shower Room: Approx. 1.4mx2.9m. Fitted with three piece modern suite comprising WC, wash hand basin and shower cubicle with Mira Shower and wet wall panelling. Velux window. Heated towel rail. Extractor fan.

Bathroom: Approx. 2.7mx1.8m. Fitted with three piece suite comprising WC, wash hand basin and bath with mixer tap. Extractor fan.

Bedroom 2: Approx. 2.8mx3.6. Another spacious double bedroom with double glazed window to rear. Double mirror fitted wardrobe with shelving and hanging rail.

Bedroom 3: Approx. 2.2mx3.7m. Another spacious double bedroom with double glazed window looking to rear. Double mirror fronted wardrobe with shelving and hanging rail.









Services: Gas Central Heating

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: C

Post Code: DD10 8LL

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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