



46e Glenesk Avenue | Montrose | DD10 9AG  
Offers Over £60,000

**T. DUNCAN & CO.**  
Solicitors • Estate Agents







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**Offers Over £60,000**

Nestled in a popular residential location in Montrose, this well-presented main-door upper-floor apartment offers an ideal opportunity for first-time buyers, downsizers, or investors. Situated just a short walk from the town's High Street, local shops, cafés, and essential services, the property also boasts convenient access to Montrose Train Station—ideal for commuters.

The stylish apartment has been upgraded by the current owner to create a contemporary and comfortable living space. Upon entering, you are welcomed into a bright hallway leading to a spacious lounge with an open outlook. The modern fitted kitchen is both functional and visually appealing, offering generous workspace for everyday living. The well-proportioned double bedroom provides a relaxing retreat with a built-in cupboard, while the modern bathroom is fitted with a three-piece suite, including a shower over the bath and quality finishings.

Further benefits include access to a communal attic, ideal for additional storage, a recently installed gas boiler (approx.. 2021) and outhouse, providing further storage.

This property offers the perfect blend of comfort, convenience, and modern living in a prime location.

- Main Door Upper Floor Apartment
- Spacious Lounge
- Kitchen/Dining
- Bathroom
- Double Bedroom
- GCH & DG
- Communal Gardens
- EPC – Band



#### **Entrance Hallway:**

Accessed main exterior door, the entrance hallway features a smoke alarm and provides access to all main accommodation.

#### **Lounge:** Approx. 5.7m x 3.5m

A spacious and bright public room with double-glazed window overlooking the front of the property.

#### **Kitchen:** Approx. 3.2m x 2.4m

Fitted with a range of modern wall and floor units, with space for a cooker and plumbing for an automatic washing machine. A double glazed window provides a rear outlook. Bedroom Approx. 4.2m x 2.4m A well-proportioned double bedroom featuring a double-glazed window to the front and a fitted cupboard for storage.

#### **Bathroom:** Approx. 2m x 2.2m

Modern bathroom comprising a three-piece white suite—WC, wash hand basin, and bath with an overhead shower and shower screen. A double-glazed window offers natural light and ventilation.

**Outside:** The property benefits from communal areas to both the front and rear. Access is via a staircase to the rear. An external outhouse and access to a communal attic is also included







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 illustrative 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 operability or efficiency can be given.  
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**Services:** Gas Central Heating

**Fixtures & Fittings:** Carpets, blinds & light fittings

**Local Authority:** Angus

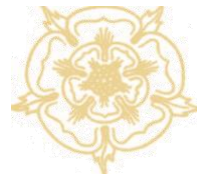
**Council Tax Band:** A

**Post Code:** DD10 9AG

**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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