



8a Commerce Street | Montrose | DD10 8BN

Offers Over £89,950

T. DUNCAN & CO.  
Solicitors • Estate Agents





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## Offers Over £89,950

Located in a popular residential area of Montrose, this well-presented home is ideally placed within easy reach of a local primary school and Montrose town centre. Offering modern, spacious, and comfortable accommodation, it is perfectly suited to a wide range of buyers.

The ground floor features a bright lounge that flows into a stylish dining kitchen, fitted with shaker-style units, integrated fridge, freezer, oven, hob, and extractor hood, along with ample space for a family dining table.

Upstairs, the property offers three generously proportioned bedrooms and a recently upgraded shower room, complete with a contemporary three-piece suite comprising WC, wash hand basin, and a large walk-in shower with raindrop showerhead.

Additional benefits include gas central heating and double glazing throughout.

Externally, the property enjoys a fully enclosed private garden, designed for easy maintenance with gravel chips, a decked seating area, and a useful garden shed.

- First Floor Maisonette
- Bright Lounge
- Dining Size Kitchen
- 3 Bedrooms
- Modern Shower Room
- GCH & DG
- Enclosed Garden
- EPC - C

**Entrance Hall**

Exterior door. Staircase to upper floor landing.

**Lounge**

Bright public room with UPVC double glazed window. Understair storage cupboard.

**Kitchen/Dining**

Fitted with a range of light wood shaker style storage units with co-ordinating work top and tiling to splashback. Integral electric oven, hob and extractor hood. UPVC double glazed window enjoying outlook. Plumbing for automatic washing machine. Integral fridge and freezer. Tiled floor. Cupboard housing central heating boiler.





**Bedroom 1**

Spacious double bedroom with UPVC double-glazed window enjoying an open outlook. Ample space for wardrobe.

**Bedroom 2**

Double bedroom with double-glazed window again with ample space for wardrobe.



### Shower Room

Modern recently installed shower room fitted with three piece suite incorporating WC, wash hand basin in fitted unit and large walk-in shower cubicle with raindrop shower and further handheld attachment. Medicine cabinet.



### Bedroom 3

Another well proportioned bedroom with double glazed window.

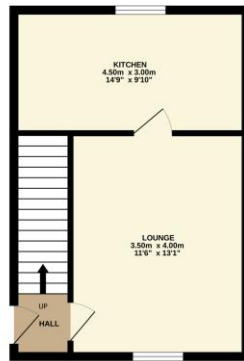


## Outside

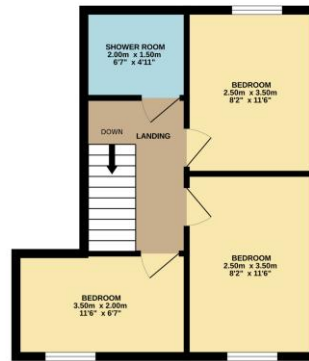
The fully enclosed area of garden is laid out for ease of maintenance in gravel chips, decking and has a timber shed.



GROUND FLOOR



1ST 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 misstatement. 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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**Fixtures & Fittings:** Carpets, light fittings,

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 8BN

**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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