



18 Meadowside | Inverbervie | DD10 0RX

Offers Over £105,000

T. DUNCAN & CO.
Solicitors • Estate Agent





18 Meadowside | Montrose | DD10 0RX

Offers Over £105,000

Situated in the charming coastal town of Inverbervie known for its scenic coastal views and community atmosphere, this garden apartment is close to local shops, schools, and amenities and is within easy access to scenic walks along the shoreline and surrounding countryside.

The apartment offers spacious and beautifully presented accommodation throughout and benefits from gas fired central heating with recently installed boiler and double glazing. The lounge enjoys an open outlook over the front garden and features a fireplace, while the Kitchen/Dining Room is fitted with modern units, has ample space for appliances and small table and chairs and gives access to the rear fully enclosed garden.

There are two double bedrooms with large cupboards and a modern shower Room with WC, basin, and large shower cubicle.

Externally, the front garden is laid to lawn with gravel chips and communal pathway (potential for off-street parking subject to planning etc). The generously proportioned and fully enclosed rear garden includes a lawn, timber shed, and brick outhouse.

- Ground Floor Apartment
- Lounge
- Kitchen/Dining
- 2 Double Bedrooms
- Shower Room
- Gardens
- GCH & DG
- EPC Band D



Entrance Vestibule:

Exterior door. Cupboard housing fuse box.

Hallway:

All accommodation leading off.

Lounge:

Spacious public room with double glazed window looking to front. Feature fireplace.

Kitchen/Dining:

Fitted with modern base and high level storage and glass display units. Stainless steel sink and drainer with mixer tap. Space for cooker. Plumbed for automatic washing machine. Space for fridge freezer. Wine rack. Door to Rear Porch.



Bedroom 1:

Spacious double bedroom with double glazed window to front. Large cupboard.

Bedroom 2:

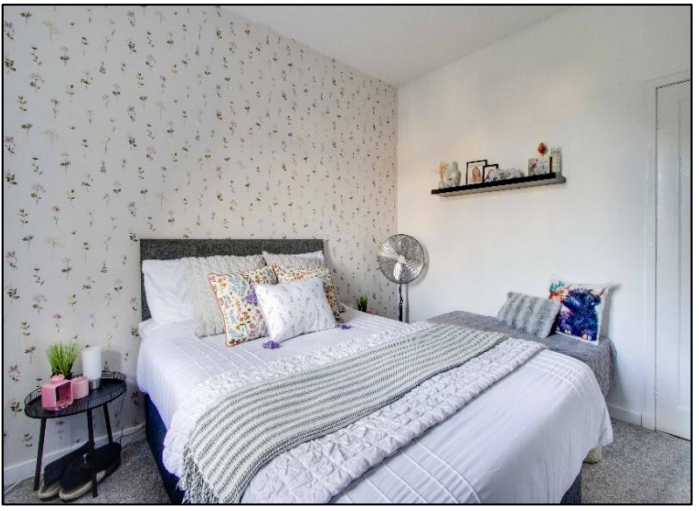
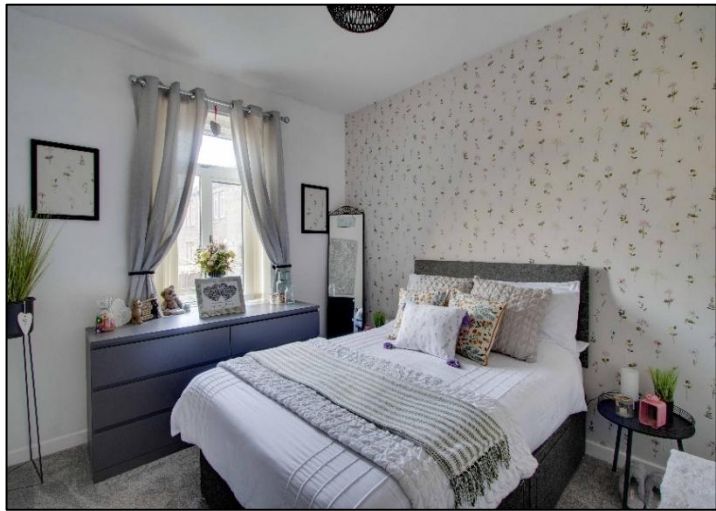
Another spacious double bedroom with double glazed window to rear. Large cupboard.

Shower Room

Fitted with three piece modern suite comprising of WC, large shower cubicle with MIRA shower and wash hand basin. Wet wall panelling.

Outside:

There is a generous area of garden ground to front which is laid to lawn with gravel chips and communal pathway (may be suitable for off- street parking subject to Planning Consents etc). The rear garden is fully enclosed and laid out to lawn with timber shed and brick outhouse.





GROUND FLOOR
102.0 sq.m. (1098 sq.ft.) approx.



TOTAL FLOOR AREA: 102.0 sq.m. (1098 sq.ft.) approx.
These only approximate figures made to assist the guidance of the prospective purchaser. Measurements are taken to the internal face of the walls and are not intended to be used as a basis for any legal or financial transaction. The purchaser is advised to check the measurements and to make their own measurements as to their property or otherwise. No warranty is given.

Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Aberdeenshire

Council Tax Band: A

Post Code: DD10 0RX

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

N.B. The foregoing particulars are believed to be accurate. They have been carefully 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 offerers 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 or 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.