



Attic Flat, 15 George Street, | Montrose | DD10 8EN

Offers Over £39,950

(HR Val, £45,000)

T. DUNCAN & CO.

Solicitors • Estate Agent





Attic Flat, 15 George Street | Montrose | DD10 8EN

**Offers Over £39,950**

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This well-presented one-bedroom apartment with an additional box room is ideally located in central Montrose and is offered at an affordable price, making it an excellent choice for first-time buyers, downsizers or buy-to-let investors.

The accommodation is bright and welcoming throughout, comprising a comfortable lounge, a well-proportioned double bedroom, and a versatile box room which would be ideal as a home office, dressing room or additional storage. The kitchen is fitted with a good range of units and worktop space, while the shower room is finished with a clean, modern suite.

Neutrally decorated and well maintained, the property offers a great opportunity for purchasers looking for a home in live in condition. Conveniently positioned for a wide range of local amenities, shops and transport links, this apartment combines practicality with comfortable living.

Early viewing is recommended to appreciate the space, condition and excellent value on offer.

- Attic Apartment
- Spacious Lounge
- Modern Kitchen
- Shower Room
- Double Bedroom
- Box Room/Study
- Electric Heating & Mostly DG
- Communal Garden



**Entrance Hallway:**

All accommodation leading off. Electric meter. Exterior door.

**Lounge:** Approx 4.5mx3.8m

Spacious lounge with double glazed windows looking to front

**Kitchen:** Approx. 2.6mx2m

Modern kitchen fitted with a range of base and high level storage units. Stainless steel sink and drainer.

**Bedroom:** Approx 3.5mx3.3m

Double Bedroom with double glazed windows to front.

**Box Room:** Approx. 2.1mx2.1m

Would be suitable as a study or nursery room. Roof window

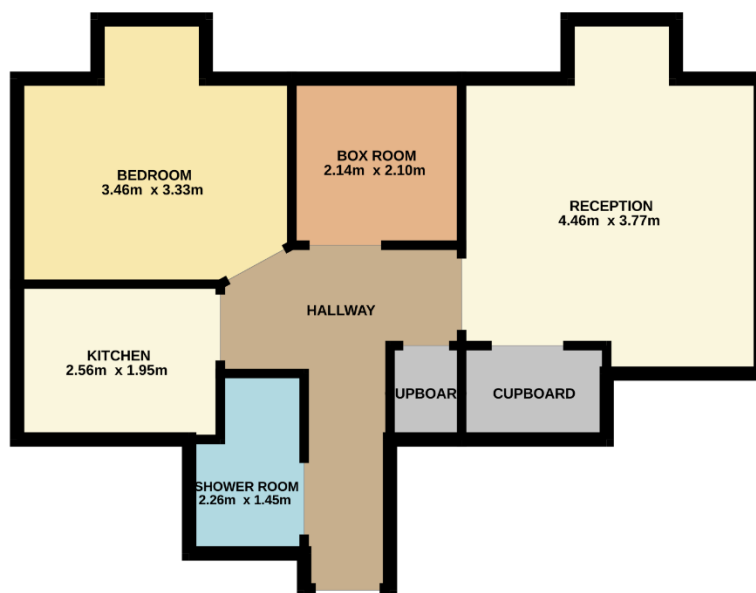
**Shower Room:** Approx. 2.3mx1.4m

**Outside:**

Communal area of garden to rear.



GROUND FLOOR  
47.7 sq.m. approx.



TOTAL FLOOR AREA: 47.7 sq.m. approx.

While 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.  
Made with Hergofigi iCAD.

**Services:** Double Glazing and Electric Heating

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

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10

**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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