



38C Union Street | Montrose | DD10 8PY

Offers Over £45,000

J. DUNCAN & CO.

Solicitors • Estate Agents





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This main door, upper floor apartment is situated in a convenient location within Montrose and is within walking distance of local amenities and services including Train Station and supermarkets.

The apartment features double glazing, electric heating, a bright lounge, double bedroom and a kitchen area with washing machine, fridge freezer and cooker included in the sale (no warranties given). The subjects also benefit from access to a communal garden, providing outdoor space and a drying area.

The property is ideal for first-time buyers or those seeking a buy-to-let investment. Offering an affordable entry into the property market, it combines convenience and practicality.

- Main Door First Floor Apartment
- Entrance Vestibule
- Kitchen
- Lounge
- Double Bedroom
- Communal Garden
- DG & Electric Heating
- EPC Band E

Entrance Vestibule

Wooden exterior door.

Lounge

Bright public room with UPVC double glazed window. Alcove display with shelving. Access to kitchen

Kitchen

Fitted with floor and wall units. Space for fridge freezer, slot in cooker and washing machine (included in the sale no warranties given). Double glazed window enjoying open outlook over garden ground.

**Bedroom**

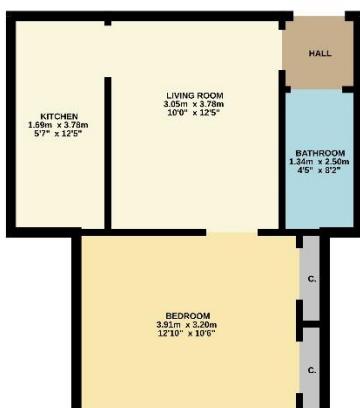
Spacious double bedroom with double glazed window.

Outside

Communal area of garden to rear with drying poles.



GROUND FLOOR



Services: Electric Heating & Double glazing

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8BY

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

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