



38C Union Street | Montrose | DD10 8PY

Offers Over £45,000

T. DUNCAN & CO.

Solicitors • Estate Agents





38C Union Street | Montrose | DD10 8PY

Offers Over £45,000

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

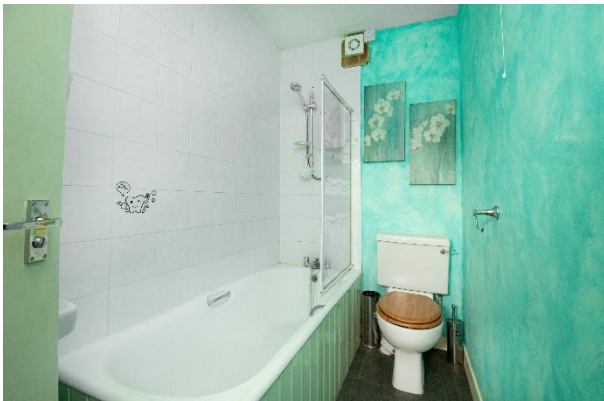
Wooden exterior door.

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



THESE FIGURES REPRESENT AN APPROXIMATE MEASUREMENT OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE SIZE OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE CONDITION OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE VALUE OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE RENTAL INCOME OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE PROFIT OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE LOSS OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE GAIN OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE RISK OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE RETURN OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE COST OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE TIME OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE PLACE OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE DATE OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE TIME OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE PLACE OF THE PROPERTY. THE MEASUREMENTS ARE NOT A GUARANTEE OF THE DATE OF THE PROPERTY.

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

T. Duncan & Company
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
E-mail: mpc@tduncan.com
www.tduncan.com

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 of 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.