



1 Alfred Street | Montrose | DD10 8HW
Offers Over £115,000

T. DUNCAN & CO.
Solicitors • Estate Agents





1 Alfred Street, Montrose | DD10 8HW

Offers Over £115,000

This bright and spacious ground-floor apartment is perfectly situated in a popular area of the picturesque coastal town of Montrose, renowned for its sandy beaches, historic harbour, and vibrant community. Offering a seamless blend of comfort and modern living, it is ideal for families, professionals, or buy-to-let investors.

The property boasts two double bedrooms and a single bedroom/nursery, along with a modern shower room featuring a large contemporary shower cubicle. The stylish kitchen/dining area is designed for practicality and can accommodate a small table and chairs, while the spacious lounge is filled with natural light, creating a warm and welcoming atmosphere.

Outside, accessed via a gate from Alfred Street, there is a private rear garden laid out with gravel chips and a handy outhouse, offering a low-maintenance outdoor space to enjoy.

- Main Door Ground Floor Apartment
- Bright & Spacious Lounge
- Modern Kitchen/Dining
- 3 Bedrooms
- Shower Room
- GCH & DG
- Garden & 2 Outhouses
- EPC Band C



Entrance Vestibule

Exterior door. Wood and glazed panel door into hallway.

Hallway

All accommodation leading off. Three storage cupboards.

Lounge: Approx. 5.2mx5.2m

Bright and spacious public room with three wooden double glazed windows enjoying an open outlook to rear.

Kitchen/Dining: Approx. 4.5mx4.1m

Spacious kitchen/dining fitted with a range of modern base and wall units with co-ordinating work top. Space for slot in cooker and fridge freezer. Plumbed for automatic washing machine. Storage cupboard. Ample space for small table and chairs.



Shower Room: Approx. 3.8mx1.3m

Fitted with modern three piece suite comprising WC, wash hand basin and large shower cubicle with electric shower. Mirror fronted medicine cabinet. Double glazed frosted window.

Bedroom 1: Approx. 4.6mx3.6m

Spacious double bedroom with double glazed window looking to front.

Bedroom 2: Approx. 4.4mx3.8m

Another spacious double bedroom with double glazed window looking to front.

Bedroom 3/Study: Approx. 2.6mx1.9m

Single bedroom which is currently used as a study. Double glazed window.

Outside

There is a private area of garden ground with gate access from Alfred Street laid out in gravel chips. Two outhouses.



GROUND FLOOR

**Services:** Gas Central Heating**Fixtures & Fittings:** Blinds and floorcoverings**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**T. DUNCAN & CO.**
Solicitors • Estate Agents

143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com