



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 Outouses
- 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.



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.

Spacious double bedroom with double glazed window looking to front.

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

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

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



GROUND FLOOR

[illegible]

Viewing: By arrangement through agent



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