



4 Erskine Street | Montrose | DD10 8HL
Offers Over £59,950

T. DUNCAN & CO.
Solicitors • Estate Agents





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Located close to Montrose Town Centre, this delightful property offers a wealth of character and charm. Montrose offers a wide range of amenities, including shops, cafés, schools and leisure facilities, and is renowned for its sandy beach and the Montrose Basin Nature Reserve. The town also benefits from excellent road and rail connections to Dundee, Aberdeen and beyond.

Entered via a welcoming vestibule into a central hallway, this home boasts a bright lounge with sash and case windows, decorative cornicing, ceiling rose, fireplace, and handy storage. The double bedroom continues the period charm with sash and case window, ornate cornicing, and benefits from a walk-in dressing room. The kitchen features modern units, electric oven, gas hob, space for appliances, with a utility area leading to a rear garden laid mainly to lawn with a patio.

Ideal for first-time buyers or as a buy-to-let investment, this ground floor main door apartment combines period character with modern conveniences at an affordable price.

- Ground Floor Apartment
- Bright & Spacious Lounge
- Modern Kitchen/Dining
- Double Bedroom
- Family Bathroom
- Gas Central Heating
- Gardens & Shed
- EPC – C



Entrance Vestibule

Entrance vestibule with tiled floor and storage, exterior door, coat hooks and electricity meters. A wood and glazed door provides access to the main hallway.

Hallway

The hallway gives access to all accommodation.

Lounge: Approx. 4.7mx4m

A spacious public room featuring two sash and case windows looking to the front with fixed shutters. Ornate ceiling rose and cornicing. Additional features include alcove display shelving and an ornate fireplace with wooden fire surround and tiled hearth. There is a large storage cupboard with hanging rail, shelving and hooks.

Bedroom: Approx. 3.5mx3.3m.

A spacious double bedroom with sash and case window looking to the rear with fixed shutters. Features include ornate cornicing, alcove display area and a large walk-in dressing room with hanging rails and shelving.



Bathroom: Approx. 1.8mx3.5m

Fitted with a three-piece suite comprising WC, wash hand basin and bath with shower and raindrop shower over. Frosted sash and case window to the rear, medicine cabinet and towel rail.

Kitchen: Approx 2.6mx3.6m

The kitchen has a sash and case window to the side and is fitted with a range of modern floor and wall units with integral electric oven and gas hob. There is space and plumbing for a washing machine, space for a large fridge freezer (no warranties given and which may be included in the sale), and an extractor hood. Worcester gas central heating combi boiler.

Utility Area

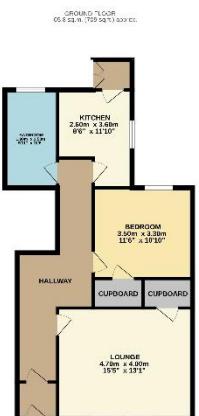
Accessed from the kitchen, with window to the rear, tiled floor and tiled walls. Double wooden doors lead out to the rear garden.

Rear Garden

The rear garden is laid mainly to lawn with a patio area.



Outside There is a shared garden to rear laid out to lawn with pathway. Further private area of fenced garden, ground laid out in gravel chips with brick outhouse and shed.



Services: Gas Central Heating

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8HL

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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