



8b Reform Street | Montrose | DD10 8RP  
Offers Over £129,950

**T. DUNCAN & CO.**

Solicitors • Estate Agents





8b Reform Street, Montrose | DD10 8RP |

**Offers Over £129,950**

Situated within the popular coastal town of Montrose, this well-proportioned three-bedroom maisonette property offers flexible accommodation arranged over two levels, extending to approximately 90 sq.m (969 sq.ft). Montrose is well regarded for its excellent range of local amenities including shops, schools, leisure facilities and transport links.

The property provides a well-balanced layout with generous living space on the ground floor and three bedrooms arranged over both levels, making it suitable for a variety of purchasers including families, first-time buyers and investors.

Overall, this represents an excellent opportunity to acquire a versatile home in a well-established and convenient residential location at an affordable price.

- Maisonette
- Bright & Airy Lounge
- Modern Kitchen/Dining
- 3 Double Bedrooms
- Family Bathroom & WC/Cloakroom
- GCH & DG
- Gardens, Outdoor Store & Shed
- EPC – C



**Hallway:** Staircase with wood and glazed balustrade leading to upper floor landing. UPVC exterior door.

**Lounge:** Approx 6mx3.2m. Bright and spacious public room with two double glazed windows looking to front. Alcove display shelving.

**Kitchen/Dining:** Approx. 3.3mx4.7m. Modern kitchen/diner fitted with a range of modern floor, wall and drawer units with integral oven, gas hob and extractor hood. Plumbing for automatic washing machine. Stainless steel sink and drainer. Space for fridge freezer. Gas Central Heating Boiler. Breakfast bar.

**Bathroom:** Approx. 3.3mx2.6m. Modern family bathroom fitted with four piece suite comprising WC, wash hand basin in fitted unit, Spa bath and separate shower cubicle. Inset downlighters. Tiling to splashback. UPVC panelled ceiling with downlighters. Double glazed frosted glass window.



Bedroom 1: Approx. 3.8mx2.8m. Double bedroom with double glazed window.

Bedroom 2: Approx. 4.2mx3m. Spacious double bedroom with double glazed window. Triple mirror fronted fitted wardrobes.

Bedroom 3: Approx. 3mx2.8m. Double bedroom with double glazed window. Double mirror fronted fitted wardrobe.

Cloakroom/WC: Fitted with modern two piece suite comprising WC and wash hand basin in fitted units. Velux window.



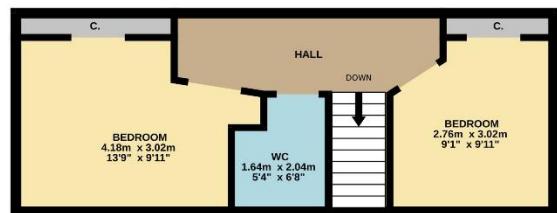
**Outside** There is a shared garden to rear laid out to lawn with pathway. Further private area of fenced garden, ground laid out in gravel chips with brick outhouse and shed.



GROUND FLOOR  
62.0 sq.m. (667 sq.ft.) approx.



1ST FLOOR  
28.0 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA: 90.0 sq.m. (969 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Services:** GCH and Double Glazing

**Fixtures & Fittings:** Blinds and floorcoverings

**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD10 8RP

**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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