



6 North Craigo | Montrose | DD10 9LD

Offers Over £69,950

T. DUNCAN & CO.

Solicitors • Estate Agents





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This traditional semi-detached cottage presents an exciting opportunity for buyers seeking a full renovation project with excellent potential.

The accommodation currently comprises lounge, kitchen, one bedroom and a bathroom, together with a large attic space which may offer scope for further development, subject to the appropriate consents.

The property benefits from electric storage heating and sits within generous garden grounds. There is also a timber shed, ideal for storage.

Access to the property is via a shared driveway.

This property will appeal to builders, developers, or buyers looking to create a charming home to their own specification.

- Semi-Detached Cottage
- Lounge
- Kitchen
- Large Attic
- Double Bedroom
- Cloakroom/WC
- Generous Gardens & Shed
- EPC – Band F



Entrance Hallway:
All accommodation leading off. Wooden exterior door.

Cloakroom: Approx. 1.8mx1.8m
Wash hand basin and WC.

Lounge: Approx 3.9mx4.9m
Spacious lounge with single glazed split pane sash and case window. Fireplace with tiled hearth and wooden mantel. Staircase to attic space.

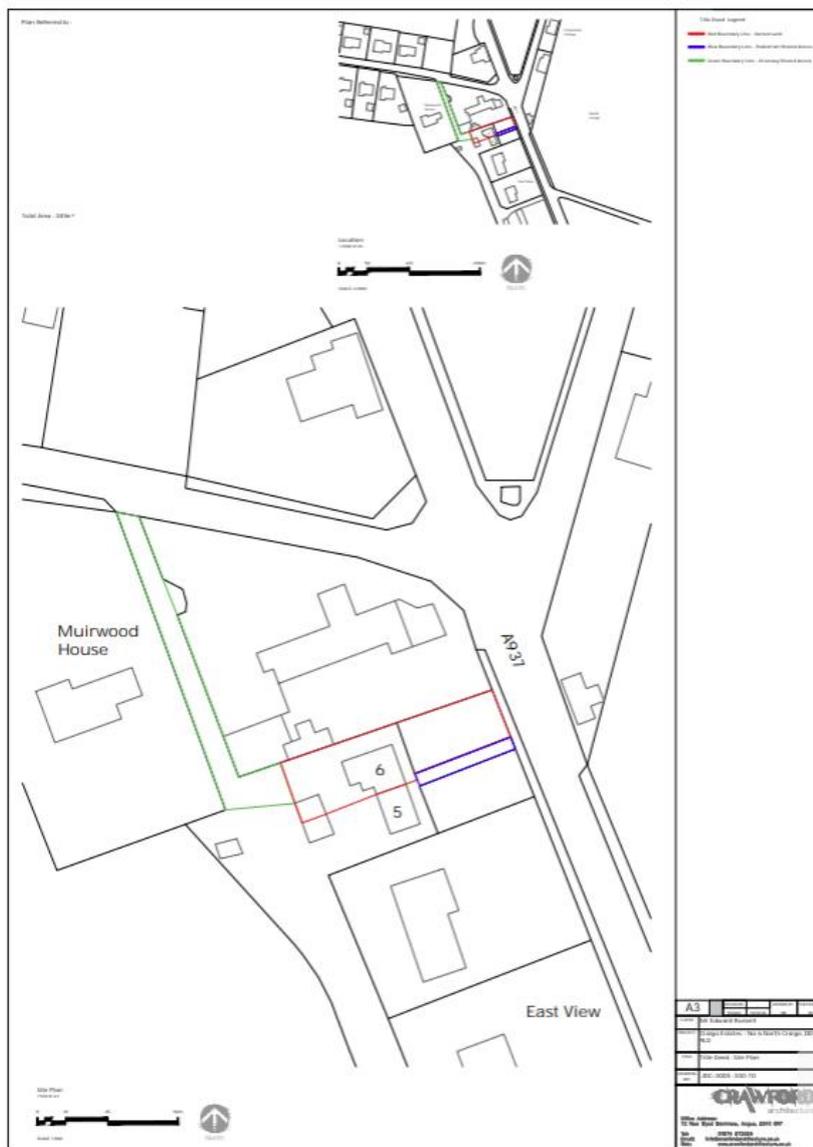
Kitchen: Approx. 2.9mx3.5m
Spacious kitchen with single glazed split pane sash and case window.

Bedroom: Approx. 3.6mx3.3m
Spacious double bedroom with single glazed split pane sash and case window.



Attic:
Generously proportioned attic currently divided into two rooms.

Outside:
There are garden grounds to front, side and rear. Timber shed.



Services: Electric Heating

Fixtures & Fittings: Floorcoverings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9LD

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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