



12 Whites Place | Montrose | DD10 8RW

Offers Over £92,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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**Offers Over £92,000**

Situated in a sought-after area of Montrose overlooking the attractive Links parkland, this well-presented main door ground floor apartment offers comfortable and well-proportioned accommodation throughout.

The lounge is a bright front-facing room with open views towards the Links parkland, while the kitchen is fitted with modern units, integral oven and hob, and space for appliances. There are two bedrooms, including a spacious rear double and a further room with fitted storage. A modern shower room with large shower cubicle completes the accommodation.

Externally, the property benefits from a small rear patio area and garden shed together with well maintained communal gardens laid to lawn with mature shrubs and drying area, as well as the added advantage of a shed for additional storage.

This property would suit a number of purchasers including first time, retirement and buy to let and early viewing is recommended.

- Main Door Ground Floor Apartment
- Spacious Lounge
- Modern Kitchen
- 2 Bedrooms
- Shower Room
- GCH & DG
- Private & Communal Gardens & Shed
- EPC Band C



**Entrance Vestibule:**

Exterior door. Wood and glazed door into hallway

**Hallway:**

All accommodation leading off. Ornate cornicing

**Lounge:**

Approx. 3.25m x 4.15m (10'8" x 13'7")

Spacious public room with double glazed window looking to front.

**Kitchen:**

Approx. 3.27m x 2.41m (10'9" x 7'11")

The kitchen is fitted with a range of modern floor and wall units with integral electric oven and hob. Plumbing for automatic washing machine. Stainless steel sink and drainer. Space for fridge freezer. Double glazed window to rear.

**Bedroom 1:**

Approx: 3.25m x 3.78m (10'8" x 12'5")

Spacious double bedroom with double glazed window to rear. Alcove with shelving and storage above.



### **Bedroom 2:**

Approx: 2.13m x 2.97m (7'0" x 9'9")

Double glazed window to front. Double fitted cupboard with storage above.

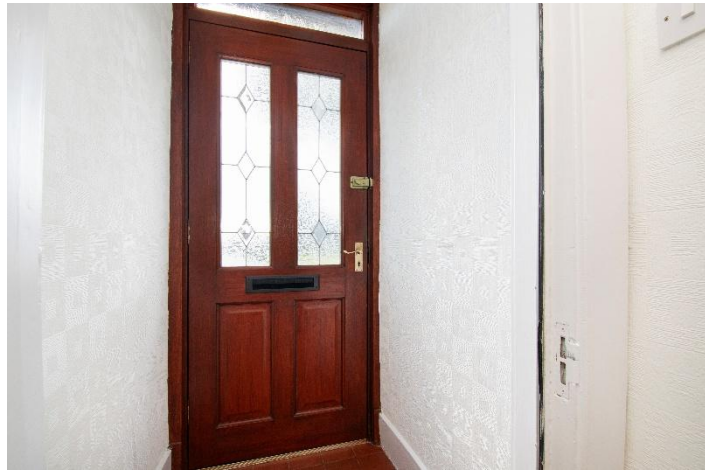
### **Shower Room:**

Approx. 2.13m x 2.04m (7'0" x 6'8")

Modern shower room fitted with three piece suite comprising WC, wash hand basin and large shower cubicle. Heated towel rail. Pine panelled ceiling. Tiling around shower and splashback areas.

### **Outside**

To the rear there is a well maintained patio area and further communal gardens laid to lawn with mature shrubs and drying area. Outdoor cellar. Garden shed.



**Services:** Gas Central Heating & Double Glazing

**Fixtures & Fittings:** Carpets, floorcoverings and blinds

**Local Authority:** Angus

**Council Tax Band:** A

**Post Code:** DD10 8RW

**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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