



93C High Street | Montrose | DD10 8QY

Offers Over £69,950

T. DUNCAN & CO.

Solicitors • Estate Agent





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Located on the third floor of a Category B listed building within Montrose Town Centre, this two-bedroom attic apartment offers spacious accommodation with a practical layout and benefits from open views due to its elevated position. Montrose provides a wide range of local amenities, including independent shops, supermarkets, a busy High Street, and a train station offering convenient transport links.

The accommodation comprises a spacious lounge featuring an ornate fireplace, forming the main living area of the property, along with a generously sized kitchen and a modern bathroom. There are two double bedrooms, providing flexible accommodation suited to a variety of needs.

This property is likely to appeal to a range of purchasers, including first-time buyers and buy-to-let investors.

- Attic Apartment
- Spacious Lounge
- Spacious Kitchen
- 2 Double Bedrooms
- Bathroom
- GCH – EPC Band C



Hallway:

All accommodation leading off. Ornate corning

Lounge: Approx. 4.6m x 4.6m

Excellent sized public room with sash and case bay style window enjoying an open outlook from its elevated position over Montrose Town Centre. Ornate fireplace with wooden surround and cast iron inset. Corning.

Kitchen: Approx. 4m x 3.5m

Fitted with a range of modern floor units. Plumbed for automatic washing machine. Stainless steel sink and drainer. Integral electric oven, gas hob and extractor hood. Space for fridge. Storage cupboard. Wood and glazed door into hallway.

Bedroom 1: Approx 4m x 4.6m

Spacious double bedroom with sash and case bay window looking to front. Eaves storage.



Bedroom 2: Approx. 3.8m x 3.9m

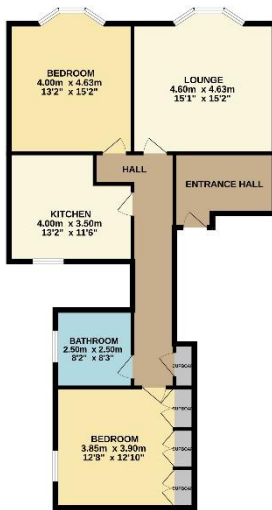
Another good sized double bedroom with window looking to rear. Eaves storage.

Bathroom: Approx. 2.5m x 2.5m

Fitted with three-piece white suite comprising WC, wash hand basin and bath. Shower over bath. Tiling to splashback. Frosted window.



GROUND FLOOR
83.0 sq.m. (893 sq.ft.) approx.



TOTAL FLOOR AREA: 83.0 sq.m. (893 sq.ft.) approx.
PLEASE NOTE: ALL DIMENSIONS GIVEN IN METERS. DIMENSIONS GIVEN IN FEET AND INCHES ARE APPROXIMATE. DIMENSIONS GIVEN IN METERS ARE TO FACE UNLESS OTHERWISE STATED. DIMENSIONS GIVEN IN FEET AND INCHES ARE TO FACE UNLESS OTHERWISE STATED. DIMENSIONS GIVEN IN METERS ARE TO FACE UNLESS OTHERWISE STATED. DIMENSIONS GIVEN IN FEET AND INCHES ARE TO FACE UNLESS OTHERWISE STATED.



Services: Gas Central Heating

Fixtures & Fittings: Carpets, floorcoverings and blinds

Local Authority: Angus

Council Tax Band: A

Post Code: DD10 8QY

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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