



First Floor Apartment, 21 North Esk Road | Montrose | DD10 8TJ

Offers Over £185,000

T. DUNCAN & CO.
Solicitors • Estate Agents





First Floor Apartment, 21 North Esk Road, Montrose | DD10 8TJ

Offers Over £185,000

Occupying a prime first-floor position within “Newburgh House” on North Esk Road, this exceptionally spacious three-bedroom apartment offers a rare opportunity to acquire a character-filled period home in the heart of Montrose. Combining impressive proportions with a wealth of original features, the property has been sympathetically maintained and enhanced by the current owner, resulting in a home of considerable charm and appeal. Traditional features including ornate cornicing, decorative ceiling roses, original working shutters, sanded timber flooring and striking fireplaces sit comfortably alongside modern conveniences, creating an attractive blend of period elegance and contemporary living.

The accommodation extends to a welcoming entrance hallway, a substantial kitchen/dining room ideal for family living and entertaining, a well-appointed Jack and Jill bathroom, an impressive sitting room and three generously proportioned double bedrooms. The principal public room and bedrooms are complemented by an abundance of original detailing, while practical modern improvements include replacement radiators throughout, a fuse box installed in 2022, double-glazed sash and case style windows and a range of quality fitted kitchen units. The property benefits from excellent storage, including a pantry, multiple built-in cupboards and access to a communal cellar.

The bright and airy accommodation enjoys excellent natural light from large sash and case style windows, while the impressive ceiling heights and elegant period features create a truly distinctive home. Ornate fireplaces, dual-fuel stoves, original wooden doors throughout with door plates and escutcheons (please note the door plates and escutcheons will be removed prior to sale or may be available by separate negotiation) and traditional detailing enhance the character of each room, making this a property that will appeal to purchasers seeking something unique.

Montrose is a popular coastal town situated between Aberdeen and Dundee, offering an excellent range of amenities and services. The town benefits from a variety of independent shops, supermarkets, cafés, restaurants and leisure facilities, together with primary and secondary schooling and excellent transport links by both road and rail. The picturesque seafront, renowned Montrose Golf Links, Montrose Basin Nature Reserve and attractive harbour area provide an array of recreational opportunities, while the town's railway station offers convenient commuting connections throughout the east coast of Scotland.

- First Floor Apartment
- Impressive Lounge
- Spacious kitchen/dining room
- 3 Double Bedrooms
- Bathroom
- GCH & DG
- Communal Cellar & Garden
- EPC Band C



Entrance Hallway

The property is entered through a substantial timber and glazed entrance door leading into an impressive reception hallway. The hallway retains original sanded timber floorboards and benefits from ornate corning and a decorative archway. There is a cupboard housing the fuse box, which was replaced in 2022, together with a further storage cupboard. An inner hallway provides access to the kitchen/dining room and bathroom.

Sitting Room: Approx. 5.4m x 5.10m (16'9" x 17'9")

The sitting room is an elegant and generously proportioned public room featuring large UPVC double-glazed sash and case style bay window together with a further double-glazed side window. Period features include deep skirtings, ornate corning and a decorative ceiling rose and traditional cast iron radiators. The focal point of the room is an attractive fireplace with marble mantel, tiled hearth and dual-fuel stove. The room also benefits from a fitted cupboard and a separate shelved storage cupboard.

Kitchen/Dining Room: Approx. 6.4m x 5.6m (18'4 x 21'0")

The kitchen/dining room is a spacious and well-proportioned room with a UPVC double-glazed sash and case style window overlooking the rear of the property. There is ample space for a large dining table and chairs. The kitchen is fitted with a range of modern base and wall-mounted units with coordinating work surfaces and tiled splashbacks. Appliances include a range-style cooker with gas hob and three ovens, extractor hood and integrated dishwasher. There is space for both a washing machine and a large fridge freezer. A stainless steel double sink and drainer with mixer tap completes the kitchen area. A pantry cupboard provides shelving, lighting and power socket, while an additional storage cupboard offers further shelving, coat hooks and a power socket.



Bedroom 1: Approx. 4.8m x 5.4m (15'9" x 17'9")

A particularly impressive and bright double bedroom enjoying dual-aspect UPVC double-glazed sash and case style windows to the front, both retaining original working shutters. The room benefits from a television aerial connection.

Jack and Jill Bathroom: Approx. 3.6m x 3m (9'10" X 11'10")

The bathroom is a bright and spacious room with a large frosted UPVC double-glazed sash and case style window. It is fitted with a four-piece suite comprising a WC, wash hand basin set within a vanity unit, freestanding bath with mixer tap, and a large shower enclosure fitted with a raindrop shower supplied by the boiler. The room further benefits from a heated towel rail, tiled flooring and coordinating wall tiling.

Bedroom 2: Approx. 4.3m x 3m (9'10" X 14'1")

Another spacious double bedroom with two UPVC double-glazed sash and case style windows to the side, both fitted with working shutters. A particular feature of the room is the ornate decorative fireplace with timber mantel and stone hearth, while a traditional cast iron radiator complements the property's period character.



Bedroom 3: Approx. 4.9m x 4.2m (13'9" X 16'1")

A further generously sized double bedroom with a UPVC double-glazed sash and case style window. The room features an ornate marble fireplace with tiled hearth and large dual-fuel stove, together with decorative corning and ceiling rose. A television point is also provided.

Cellar

A communal cellar is accessed from the external communal hallway and provides useful storage space.

Exterior

To the rear of the property there is a communal garden area laid out in gravel chips and incorporating a drying pole.

FIRST FLOOR



THE FLOOR PLAN IS A REPRESENTATION OF THE PROPERTY AND IS NOT A CONTRACT. THE FLOOR PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SALE. THE FLOOR PLAN IS NOT A CONTRACT.



Services: Gas Central Heating

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: C

Post Code: DD10 8TJ

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

T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com

N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.