





T. DUNCAN & CO.
Solicitors • Estate Agents

9 Mill Square, Montrose | DD10 8NZ

Offers Over £95,000

(HR Valuation £100,000)





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Situated in a popular residential location close to Montrose town centre, this attractive and well-presented two-bedroom apartment offers spacious accommodation ideally suited to first-time buyers, professionals, downsizers and buy-to-let investors.

The property is presented in good decorative order throughout and benefits from a bright and generously proportioned open-plan lounge and kitchen, creating a superb living space perfect for modern lifestyles. There are two good sized bedrooms, both offering comfortable accommodation, together with a well-appointed bathroom.

Enjoying a convenient location within easy reach of Montrose town centre, local amenities, transport links and the beautiful coastline, this property represents an excellent opportunity to acquire a stylish and low-maintenance home in a popular area.

- First Floor Flat
- Open Plan Kitchen / Lounge
- Fitted Kitchen
- 2 Bedrooms
- Fitted Bathroom
- Resident Parking
- GCH & DG
- EPC Band C



Entrance Vestibule

Exterior door providing access to the property.

Hallway:

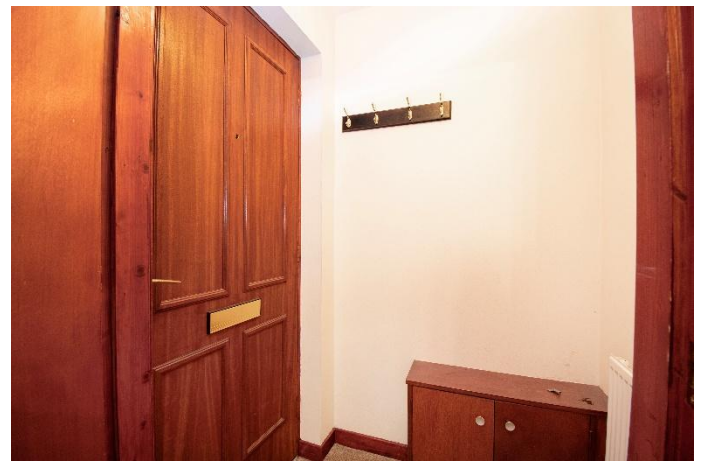
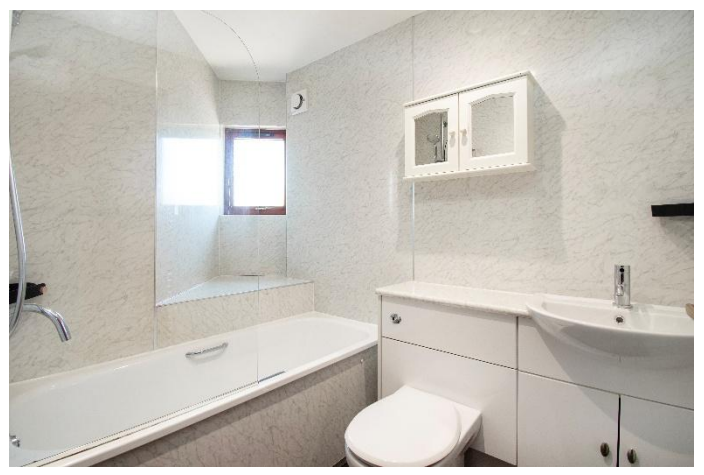
Welcoming hallway providing access to the principal accommodation.

Open Plan Lounge/Kitchen:

A spacious and well-presented open plan living area, ideally suited to modern living.

The kitchen is fitted with a range of base and wall-mounted storage units incorporating an integral electric oven, gas hob and extractor hood. Additional features include a stainless steel sink with drainer. Washing machine, fridge, and freezer is included in the sale, no warranties given. A tiled splashback, inset downlighters with the relatively new Worcester combination boiler.

The lounge area is bright and airy, benefiting from two double glazed windows and a useful fitted storage cupboard with shelving.



Bedroom One:

A generously proportioned double bedroom enjoying a pleasant rear aspect via a double glazed window. The room benefits from excellent storage through fitted mirrored wardrobes incorporating hanging rails and shelving.

Bedroom Two:

A further spacious double bedroom with a rear-facing double glazed window providing an abundance of natural light.

Bathroom:

Fitted with a three-piece white suite comprising a WC, wash hand basin set within fitted vanity unit, and a bath with shower over. The room is finished with full wet wall panelling for ease of maintenance and features a double glazed frosted window providing both natural light and privacy.

Outside:

Residents parking to front.



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

Services: Gas Central Heating

Fixtures & Fittings: Floorcoverings & Curtains

Local Authority: Angus Council

Council Tax Band: C

Post Code: DD10 8NZ

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

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.