



82 North Street | Montrose | DD10 8NQ

Offers Over £59,950

T. DUNCAN & CO.
Solicitors • Estate Agents





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Situated within Central Montrose, this ready to live in one-bedroom apartment offers bright and spacious accommodation, ideally located within walking distance of the town's excellent range of shops, cafés, restaurants, transport links and everyday amenities.

The apartment benefits from a bright and welcoming feel throughout, with well-proportioned accommodation comprising a generous lounge, fitted kitchen, comfortable bedroom and bathroom, providing a practical and appealing layout ideal for a range of buyers.

An excellent opportunity for first-time buyers looking to take their first step onto the property ladder, this apartment will also appeal to investors seeking a buy-to-let opportunity in a popular coastal town where demand for quality rental accommodation remains consistently strong.

- Upper Floor Apartment
- Spacious Lounge
- Kitchen
- Spacious Bedroom
- Bathroom
- Communal Gardens & Resident Parking
- Store & Communal Drying Room
- EPC Band C



Entrance Hallway

The entrance hall provides three large useful storage cupboards, one which could be utilised as a small office, enhancing the property's practicality and storage capacity.

Lounge – 3.20m x 5.03m (10'6" x 16'6")

A bright and spacious reception room offering excellent proportions for both living and dining furniture. The room benefits from a large window enjoying an open outlook and providing good levels of natural light throughout the day.

Kitchen – 3.20m x 2.49m (10'6" x 8'2")

A well-proportioned kitchen with a range of base and wall-mounted units. Plumbing for automatic washing machine. Space for fridge freezer and slot in cooker. The room provides a space for small table and chairs.



Bedroom – 3.00m x 4.00m (9'10" x 13'2")

A generously sized double bedroom featuring a built-in wardrobe. The room offers ample space for a double bed and freestanding bedroom furniture.

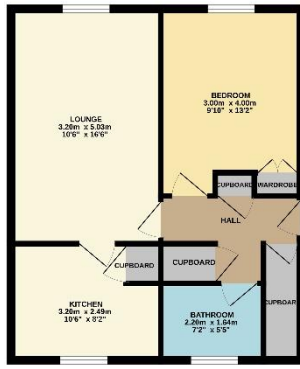
Bathroom – 2.20m x 1.64m (7'2" x 5'5")

A well-appointed bathroom with frosted double glazed window and comprising bath with shower over, wash hand basin and WC. Tiling to splashback. The room is conveniently located off the central hallway.

Outside

The property benefits from well-maintained communal gardens, providing pleasant outdoor space. Additional features include residents parking, a useful store and a communal drying room located on the top floor.

GROUND FLOOR
49.0 sq.m. (527 sq.ft.) approx.



TOTAL 2013/14 AREA: 49.0 sq.m. (527 sq.ft.) approx.
GROSS FLOOR AREA: 49.0 sq.m. (527 sq.ft.) approx.
NET FLOOR AREA: 49.0 sq.m. (527 sq.ft.) approx.
TOTAL 2013/14 AREA: 49.0 sq.m. (527 sq.ft.) approx.
GROSS FLOOR AREA: 49.0 sq.m. (527 sq.ft.) approx.
NET FLOOR AREA: 49.0 sq.m. (527 sq.ft.) approx.

Services: GCH & DG

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8NQ

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