



26 Wharf Street, Montrose | DD10 8BD
Offers Over £80,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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Situated within the popular coastal town of Montrose, this attractive main door ground floor two bedroom apartment offers bright and spacious accommodation in a convenient location close to a range of local amenities including shops, supermarkets, cafés and public transport links. Montrose is renowned for its beautiful sandy beach and scenic coastline, both of which are within easy reach and is ideally suited to a range of purchasers including first-time buyers, downsizers and buy-to-let investors.

The property is accessed via its own private main door entrance and comprises a welcoming hallway with useful fitted storage, a bright and airy lounge enjoying an open outlook to the front, and a modern fitted kitchen with integrated oven, gas hob and extractor hood, together with space for additional appliances. There are two generously proportioned double bedrooms located to the rear of the property and a well-appointed bathroom fitted with a modern three-piece suite incorporating a shower over the bath.

Externally, the property benefits from a well-maintained communal rear garden laid out for ease of maintenance, providing an outdoor space to enjoy.

Offering comfortable accommodation in move-in condition and benefitting from its desirable coastal setting, this excellent property is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

- Main Door Ground Floor Apartment
- Spacious Lounge
- Modern Kitchen
- 2 Double Bedrooms
- Fitted Bathroom
- GCH & DG
- Communal Garden
- EPC Band C



Hallway:

All Rooms Leading Off Hallway. Fitted storage cupboard.

Lounge: Approx. 4.3m x 3.9m (14'1x12'10)

Bright and Airy Lounge with Double Glazed window enjoying an open outlook to the front.

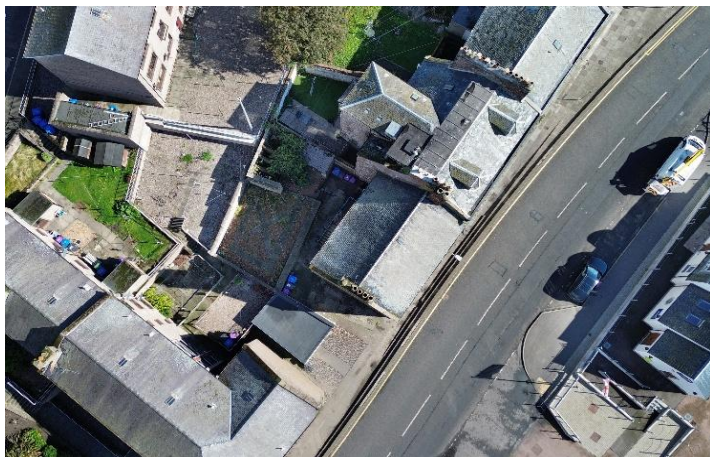
Kitchen: Approx. 3.10m x 2.10m (10'2x5'11)

Modern fitted kitchen with integral oven, gas hob and extractor hood. Stainless steel sink and drainer. Double glazed window to the front. Plumbed for automatic washing machine and space for fridge. Washing machine included in the sale with no warranties given.

Bedroom 1: Approx. 4.5m x 3m (14'9x9'10)

Well proportioned double bedroom with a double-glazed window to the rear.

There is a well maintained communal garden to rear laid out for ease of maintenance,



Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8BD

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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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.