

4a Panmure Terrace, Montrose | DD10 8HD

Offers Over £175,000

T. DUNCAN & CO.

Solicitors • Estate Agents







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Occupying a sought-after residential setting in Montrose, this generously proportioned Category A listed property offers bright, versatile accommodation over two levels. Situated close to Montrose Academy and within easy reach of the town centre's amenities, it combines spacious interiors with a convenient location in an established residential area.

Accessed via a communal entrance, the accommodation includes an impressive lounge, where windows to the front and side provide excellent natural light and enhance the sense of space. The well-sized kitchen offers a range of fitted units, ample worktop space and room for informal dining. A versatile ground-floor bedroom provides flexibility for those seeking a home office or study, while a bathroom fitted with a three-piece suite completes this level.

The upper floor comprises three generously sized double bedrooms and a separate shower room, with built-in storage in bedrooms one and three adding to the practicality of the accommodation.

With its spacious layout, flexible living arrangements and proximity to local schooling and town-centre amenities, the property presents an appealing opportunity in a sought-after Montrose location.

- Two Storey Maisonette
- Spacious Lounge
- Kitchen/Dining
- Bedroom 4/Office
- 3 Double Bedrooms
- Bathroom & Shower Room
- Single Glazing & GCH
- EPC – Band D







Entrance Hallway
Accessed via communal entrance door. Staircase leading to upper floor accommodation.

Lounge: Approx. 5.50m x 4.80m (18'1" x 15'9")
A generously proportioned public room enjoying excellent natural light from windows to the front and side. Ample space for both lounge and family furniture, making this an ideal area for everyday living.

Kitchen: Approx. 4.00m x 3.70m (13'1" x 12'2")
A well-sized kitchen offering a good range of floor and wall mounted units with ample worktop space. Window overlooking the side of the property and space for informal dining.

Ground Floor Bedroom/Office: Approx. 2.60m x 2.20m (8'6" x 7'2")
A versatile room which could be utilised as a bedroom, home office or study depending on requirements. Window to the front.







Bathroom: Approx. 3.10m x 1.90m (10'2" x 6'3")
Fitted with a three-piece suite comprising bath, wash hand basin and WC. Opaque glazed window providing natural light and ventilation.

Upper Landing
Providing access to bedrooms and shower room.

Bedroom 1: Approx. 4.60m x 3.90m (15'1" x 12'9")
A spacious double bedroom situated on the first floor with window formation providing excellent natural light. Built-in storage.

Bedroom 2: Approx. 4.10m x 4.29m (13'5" x 14'1")
A well-proportioned double bedroom offering generous floor space and pleasant outlook. Ideal principal or guest bedroom accommodation.







Bedroom 3: Approx. 3.20m x 3.20m (10'6" x 10'6")
A further double bedroom with ample space for free-standing furniture and useful built-in storage cupboard.

Shower Room: Approx. 1.74m x 3.20m (5'8" x 10'6")
Shower room fitted with shower enclosure, wash hand basin and WC.





Services: Gas Central Heating

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: C

Post Code: DD10

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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