

45b Ferry Street | Montrose | DD10 8BZ

Offers Over £160,000

T. DUNCAN & CO.

Solicitors • Estate Agent







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Viewing is essential to fully appreciate the exceptional character, generous proportions and elegant period features of this magnificent three-bedroom apartment. Sympathetically enhanced, the property seamlessly blends timeless traditional charm with modern comforts, including replacement double glazed windows throughout. The outstanding south-facing lounge is a particularly impressive reception room, bathed in natural light from two substantial windows and enjoying a wonderfully bright and sunny aspect. Rich in original character, the property boasts ornate cornicing, decorative ceiling roses, deep skirtings, feature fireplaces and beautifully maintained working shutters, all of which contribute to its undeniable sense of grandeur and appeal.

- Traditional Apartment
- Many period features
- Entrance Hallway: 9’3 x18’4 (2.84m x 5.60m)
- Sitting Room: 18’8 x 16’1 (5.7m x 4.9m)
- Dining Kitchen: 14’5 x 12’6 (4.4m x 3.8m)
- Bedroom 1: 13’1 x 14’5 (4.m x 4.4m)
- Bedroom 2: 13’1 x 13’1: (4.3m x 3.62m)
- Bedroom 3: 9’10 x 9’6 (3m x 2.9m)
- Bathroom: 5’11 x x 9’6 (1.8m x 2.9m)
- Mutual garden and with courtyard area
- Private wooden shed
- Gas central heating & replacement double glazing
- EPC Band C



Entry is via a well-maintained mutual hallway shared with just one other resident. From here there is access to the enclosed garden with courtyard seating area and an impressive traditional staircase leading to the apartment.



Upon entering, you are welcomed by a charming reception hallway showcasing many period features, including ornate cornicing, decorative plasterwork and deep skirtings, setting the tone for the character found throughout this delightful home. There is a shelved storage cupboard housing the electric meter, together with a telephone point and radiator.

The stunning front-facing lounge is flooded with natural light thanks to two large replacement windows, complete with traditional shutters, which enjoy pleasant rooftop views towards the harbour and Ferryden beyond. This elegant room retains a wealth of original charm, featuring intricate cornicing, a beautiful ceiling rose, deep skirtings and a striking cast iron fireplace with tiled inlay, hearth and wooden surround, creating a wonderful focal point.

The dining kitchen enjoys a rear-facing replacement window and is fitted with a range of base and wall units with coordinating work surfaces incorporating a 1½ stainless steel sink with mixer tap. Appliances include an integral electric oven and hob with extractor hood above. There is plumbing for both a washing machine and dishwasher, additional appliance space and a cupboard housing the Worcester gas central heating boiler.







Bedroom 1 is a particularly bright and sunny double bedroom enjoying a front-facing replacement window with shutters and attractive views towards the harbour and Ferryden. Full of character, it features an original fireplace with wooden surround and slate hearth, together with a shelved storage cupboard, wardrobe, ceiling rose, cornicing and radiator.

Bedroom 2 overlooks the rear garden and continues the period theme with window shutters, a feature fireplace with tiled inlay and wooden surround, ceiling rose, wardrobe storage and radiator.



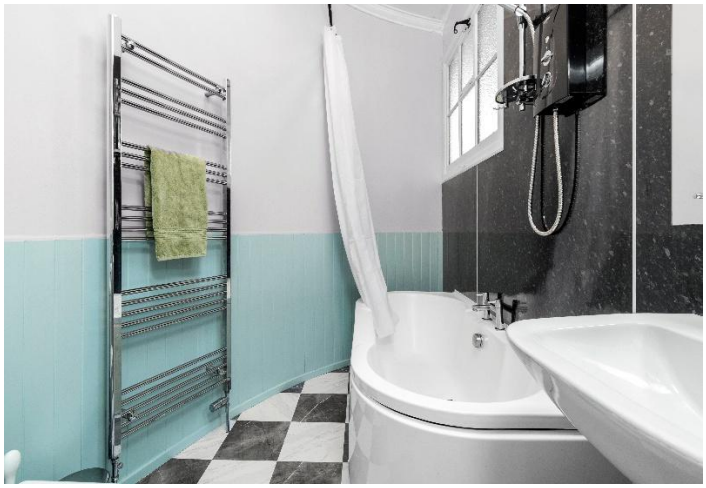




Bedroom 3 is another bright room positioned to the front of the property and is currently utilised as a home office and craft room. It benefits from a replacement window with shutters, cornicing, ceiling rose and radiator.

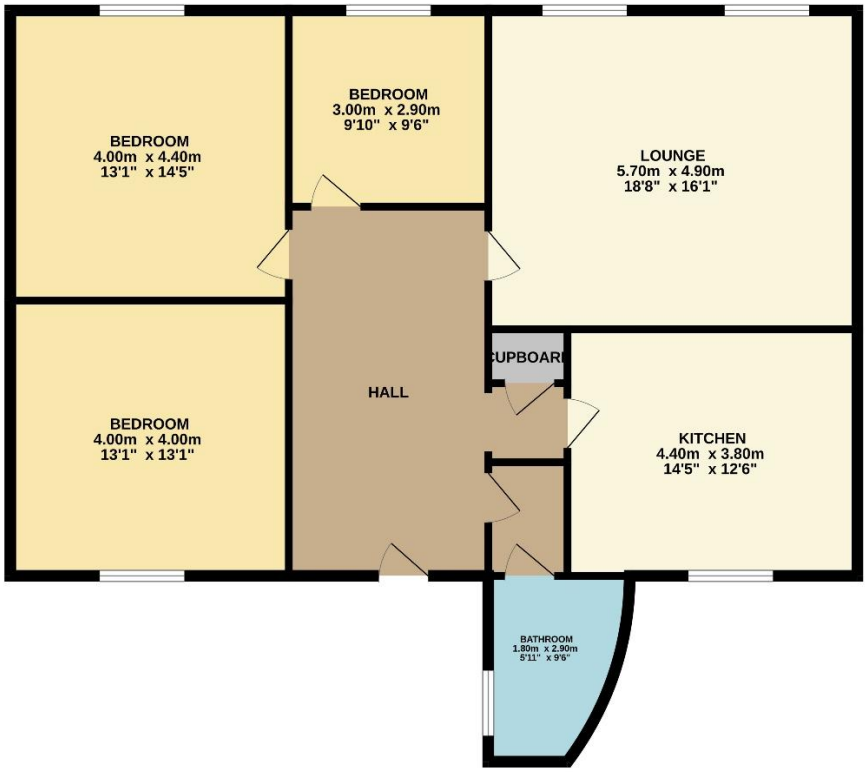
A useful cloaks area with hanging space leads through to the stylish bathroom, which features an attractive curved wall, luxurious double-ended bath, electric shower, WC and wash hand basin. Modern wet wall finishes complement the bathing areas, whilst painted timber panelling, cornicing and a heated towel rail add further charm and character.





Externally, the property enjoys an enclosed mutual garden incorporating a secluded courtyard seating area and a sunny lawn bordered by well-stocked flower beds, providing an attractive outdoor space to relax and enjoy. A private wooden shed is also included.

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services: Gas central heating and replacement double glazing

There is access from the upper landing, outside the property, into a partly floored private loft.

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8BZ

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

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