



84A High Street | Montrose | DD10 8JE  
Offers Around £49,000

T. DUNCAN & CO.  
Solicitors • Estate Agents





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**Offers Around £49,000**

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This spacious two bedroom flat offers views over Montrose High Street and is ideally located within walking distance of all local amenities and services including local and national shops and supermarkets as well as being ideally placed for the train station which gives easy access to many Aberdeenshire and Angus towns as well as Aberdeen and Dundee.

- Spacious Lounge: 15'3 x 14'6(4.57m x 4.27m)
- Kitchen: 11'4 x 7'0 (3.35m x 2.13m)
- Shower Room: 11'6 x 5'10 (3.35m x 1.52m)
- Bedroom 1: 15'4 x 8'8 (4.57m x 2.44m)
- Bedroom 2: 14'9 x 9'9 (4.27m x 2.74m)
- Carpets & Flooring
- NB: The property is sold as seen and no guarantees will be provided.



Entry is into the hallway which gives access to all rooms and has a storage cupboard housing the electric fuse boxes there is also a smoke alarm and radiator.

To the front, overlooking Montrose High Street, is the lounge with some traditional features including original windows and deep skirtings.

The kitchen is to the rear of the property with a window offering views towards Montrose Basin. There are base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap, stainless steel electric oven and hob, integrated fridge and freezer and washing machine.

Bedroom 1 is front facing. Bedroom 2 is rear facing and has a double shelved and hanging wardrobe with sliding mirror doors and overhead storage.

The shower room has a double shower cubicle, has wet wall to the shower area and tiled to the remaining shower room and a vanity wash hand basin.



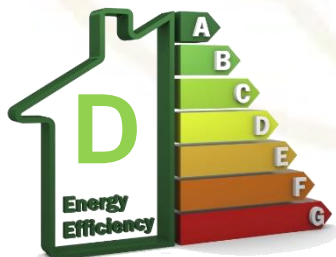
**Local Authority:** Angus Council

**Council Tax Band:** To be assessed

**Post Code:** DD10 8JE

**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 of their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.*