



75 Coronation Way | Montrose | DD10 9DW

Fixed Price £52,500

T. DUNCAN & CO.

Solicitors • Estate Agent





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This property is presented in move in condition with new flooring and freshly decorated throughout. Ideally situated close to the local bus routes into Montrose town centre for the local amenities. Perfect for anyone looking to downsize or a first-time purchase. Comprising of entrance hallway with two storage cupboards, spacious bright lounge, shower room, kitchen and bedroom. Outside there is a private outhouse and shared drying green. The property benefits from electric heating and double glazing.

- Ground Floor Flat
- Shower Room: 6'0 x 5'5 (1.85m x 1.69m)
- Kitchen: 11'4 x 7'9 (3.48m x 2.41m)
- Lounge: 12'1 x 13'5 (3.70m x 4.13)
- Bedroom: 9'3 x 13'5 (2.84m x 4.12m)
- Shared drying green and Outhouse



Within the entrance hallway there are two storage cupboards one housing electric meter and fuse box and the larger of the two providing more storage. There is a radiator in the hallway.

Shower Room: Quadrant shower with electric shower, wet walled, toilet, wash hand basin, electric heated towel rail and window.

Kitchen: Fitted to base and wall units with coordinating work tops incorporating stainless steel sink with mixer tap, undercounter space for washing machine, space for free standing cooker, space for fridge freezer, Ariston water heater under the sink, electric radiator, and window.

Lounge: Bright spacious front facing room with window, electric heater, tv point and ample sockets.

Bedroom: Front facing with new carpet, window, electric radiator, fitted wardrobe with hanging rail and shelves.

Outside: Shared drying green and outhouse.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2024

Services: Electric Heating and Double Glazing

Fixtures & Fittings: Floor coverings & light fittings.

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 9DW

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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For a free no obligation valuation of your own property call our Property Department on 01674 672353.