



108 High Street | Montrose | DD10 8JE
Offers Over £105,000





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This centrally located four-bedroom maisonette with extensive private garden must be viewed to appreciate the potential this property has on offer. This spacious property is set over two floors comprising of bedroom, kitchen, lounge opening into the conservatory on the ground floor with three further bedrooms and family bathroom on the upper floor. The extensive private garden has various outhouses, greenhouse and gated access to Western Road provides access to the local supermarkets and train station. The property benefits from electric heating and double glazing.

- Maisonette
- Bedroom 1: 13'9 x 14'2 (4.24m x 4.32m)
- Kitchen: 6'8 x 19'4 (2.07m x 5.91m)
- Lounge: 10'1 x 19'3 (3.08m x 5.88m)
- Conservatory: 10'7 x 9'5 (3.27m x 2.90m)
- Bedroom 2: 14'1 x 14'3 (4.31m x 4.36m)
- Bedroom 3: 10'4 x 17'3 (3.16m x 5.29m)
- Bedroom 4: 11'4 x 12'9 (3.47m x 3.94m)
- Bathroom: 6'4 x 6'7 (1.95m x 2.06m)
- Extensive Private Garden



Entrance Hallway: Electric radiator, shelved under stairs storage cupboard.

Bedroom 1: Sash and case window with shelves below, electric radiator and electric fuse box.

Kitchen: Fitted to base and wall units with coordinating worktops incorporating a 1½ stainless steel sink with mixer tap, sash and case window, radiator, under counter space for fridge, plumbed for automatic washing machine, tiled splash back, electric hob and oven.

Lounge: Spacious room with double doors opening into the conservatory, radiator, electric fire and tv point.

Conservatory: Fully double glazed, polycarbonate roof, laminate flooring, sockets, electric radiator, double doors lead into the garden.



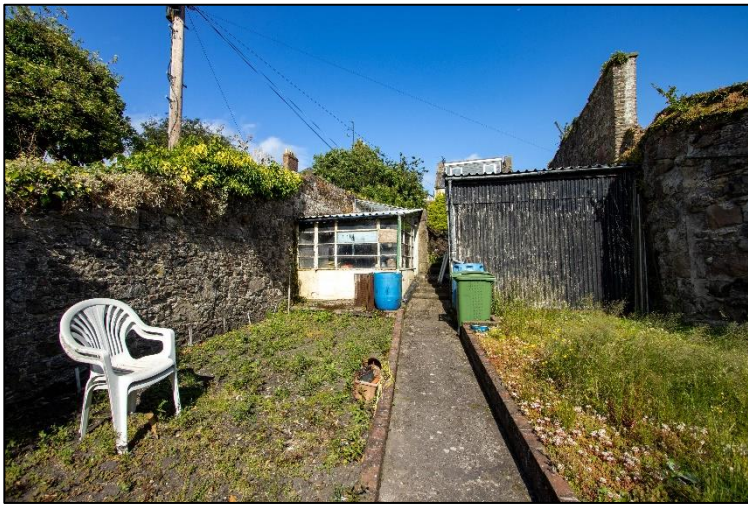
Staircase to the upper floor, on the storage cupboard housing the hot water tank, shelved cupboard, window and radiator.

Bedroom 2: Two double wardrobes which have shelves and hanging rail, period cornicing, electric radiator and window.

Bedroom 3: Radiator, period cornicing, sash and case window overlooking the garden.

Bedroom 4: Window overlooking the garden and radiator (not fixed).

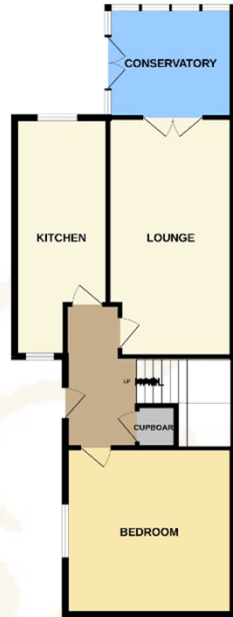
Bathroom: Three-piece suite comprising of toilet, wash hand basin, bath with electric shower and shower screen, tiled to shower area and tiled to dado height, sash and case window and shelved storage cupboard.



Outside: Extensive private garden with various outhouses including a greenhouse leads down to gated access to Western Road. Mono block area around the conservatory, grassed drying green, pathway leading to the bottom of the garden, separated by borders and greenhouse. Glassed outhouse, corrugated metal outhouse, vegetable patch, raised border. Outside toilet and outhouse with window.

GROUND FLOOR

1ST FLOOR



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: Carpets, blinds & light fittings.

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8JE

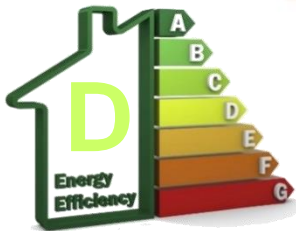
Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent

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