



Flat 1, 5 Erskine Street | Montrose | DD10 8HL

Offers Over £135,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Situated in a central location of the town to all the local amenities including local shops and primary & secondary schools all within walking distance. This bright spacious first floor property has an internal gross floor area of 131m², retaining all its period features of ceiling roses, cornicing, deep skirting and architraves this property must be viewed to appreciate what it has to offer. Set on the first floor with entrance hall, lounge, dining kitchen, three bedrooms and four-piece family bathroom. The property benefits from gas central heating, double glazing, intercom security, shared garden with private outhouse.

- First floor flat
- Kitchen: 16'8 x 15'0 (5.12m x 4.58m)
- Lounge: 15'3 x 14'5 (4.68m x 4.42m)
- Bedroom 1: 11'9 x 10'0 (3.64m x 3.05m)
- Master Bedroom: 15'9 x 15'1 (4.86m x 4.62m)
- Bedroom 3: 13'7 x 13'4 (4.17m x 4.08m)
- Bathroom: 9'1 x 7'8 (2.78m x 2.39m)
- Shared Garden
- Private Outhouse
- Intercom Security System



Mutual entrance with intercom security, private storage cupboard on the ground floor belongs to the property. Ornate staircase leads to the first floor, feature door entrance with etched glass panels provides natural light to the entrance hallway. The entrance hallway is laid to Karndean flooring, period features throughout including dado rails, architraves and cornicing. Within the hallway there are two radiators, window and storage cupboard which is plumbed for the automatic washing machine included in the sale.

Kitchen/Dining: Fitted to wall and base units with coordinating work top incorporating a white sink with mixer tap, breakfast bar with bar stools include in the sale, five burner gas hob with chrome extractor hood above, tiled splash back, integrated microwave, integrated oven, integrated dish washer, storage cupboard housing the gas meter and gas boiler, free standing fridge freezer included in the sale, cupboard housing electric meter and fuse box, feature wall with TV included in the sale, panelled ceiling with downlighters, Karndean flooring, two windows and radiator.



Lounge: Front facing overlooking Erskine Street with double window, radiator, tiled feature fireplace with wooden mantle and surround, period features including deep skirtings, architraves, cornicing and ceiling rose, shelved alcove with storage below, tv point and sockets.

Bedroom 1: Front facing, window, cornicing, and radiator.

Master Bedroom: Double window, radiator, cornicing, ceiling rose, TV included in the sale, free standing wardrobes are included in the sale.

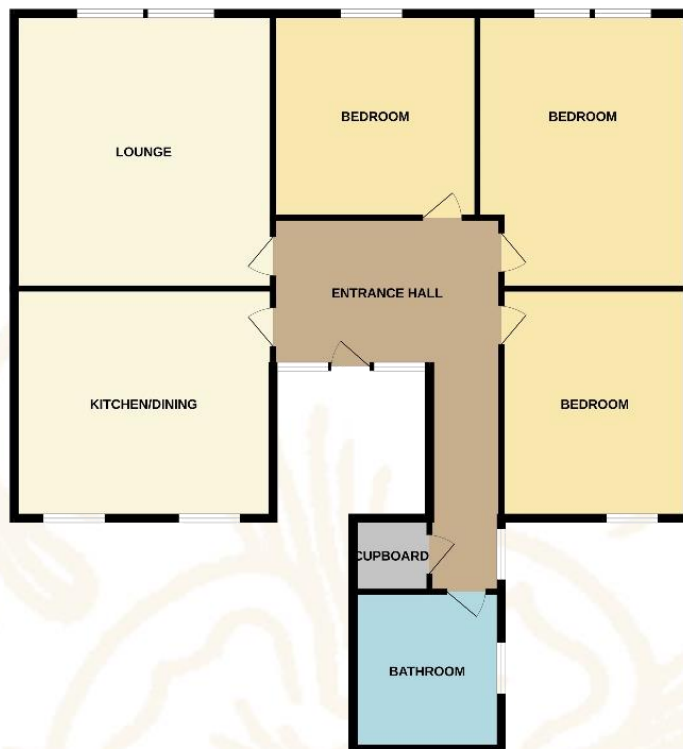
Bedroom 3: Window, radiator, period features and shelved alcove.

Bathroom: Comprising of wash hand basin, bath, toilet, shower cubicle, down lighters, mirror, tiled from floor to ceiling, radiator, window and Karndean flooring.

Outside: To the outside of the property there is the shared garden area and private brick outhouse.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, distances and other figures are approximate and to be regarded as a guide for use only and not intended as a guarantee. The plan is not a substitute for a professional survey. 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 or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.

Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

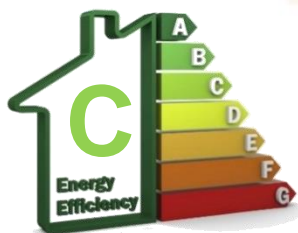
Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8HL

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 or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.

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