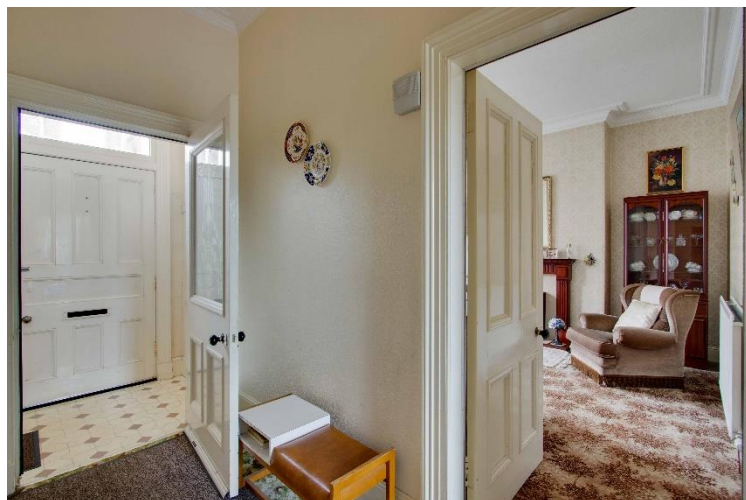


10 Palmerston Street | Montrose | DD10 8HR

Offers Over £175,000

T. DUNCAN & CO.

Solicitors • Estate Agent







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**Offers Over £175,000**

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A delightful two bedroom mid terraced cottage set within a very popular residential area of Montrose and conveniently located within walking distance of Montrose High Street, health and sports centres as well as the railway station. Presented in neutral tones this traditional mid terraced cottage still has its beautiful period features and benefits from double glazed windows and Gas central heating. Comprising of lounge, a spacious dining room with kitchen, 2 bedrooms and a modern shower room. To the outside there is a private garden with a brick built shed and a wooden shed.

- Mid terrace bungalow
- Lounge: 13'1 x 13'4 (4.10m x 4.08m)
- Bedroom 1: 13'7 x 13'2 (4.18m x 4.04m)
- Bedroom 2: 12'3 x 12'7 (3.74m x 3.88m)
- Shower Room: 8'0 x 7'0 (2.44m x 2.14m)
- Dining Room: 11'9 x 13'2 (3.63m x 4.03m)
- Kitchen: 7'7 x 15'5 (2.35m x 4.72m)
- Private Garden





Entrance vestibule which has a secondary glass panel door leading into the main hallway where there is a radiator, Ramsay ladder gives you access to the partially floored loft space with a light. Beautiful period features including cornicing and architraves feature throughout the property.

**Lounge:** Front facing with bay window, radiator, alcove with glass shelving and under storage, cornicing and period features, electric fire set on hearth and wooden surround.

**Bedroom 1:** Front facing with cornicing, overlooking front garden, radiator, shelved pantry cupboard and painted wooden mantle.

**Bedroom 2:** Rear facing with new double glazed window overlooking the rear garden, radiator, cornicing, painted wooden fire surround, pantry cupboard which is shelved with hanging rail.

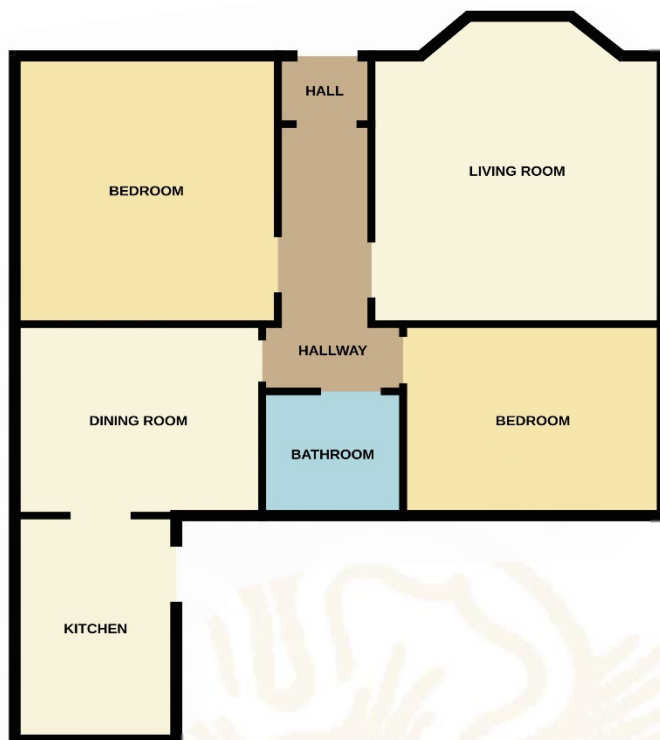
**Shower Room:** Three piece suite comprising toilet, wash hand basin, walk in shower cubicle with electric shower, wet walled to shower cubicle and a new double glazed window.

**Dining Room:** Rear facing window, new double glazed window, picture rail, radiator, painted wooden fire surround and shelved pantry cupboard.

**Kitchen:** Two rear facing windows looking over the rear garden, back door leading out to the garden, gas boiler and a radiator. Fitted to base and wall units with coordinating worktops incorporating a stainless steel sink. There is space and plumbing for automatic washing machine, free standing cooker and a free standing fridge freezer.



**Outside:** The rear garden is laid to slabs and grass for the drying green, brick built out house and wooden shed.



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  
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**Services:** Gas Central Heating and Double Glazing

**Fixtures & Fittings:** Carpets, blinds & light fittings.

**Local Authority:** Angus Council

**Council Tax Band:** D

**Post Code:** DD10 8HR

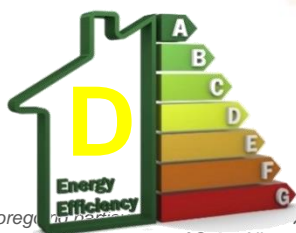
**Home Report:** Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

**Viewing:** By arrangement through agent

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*N.B. The foregoing information is for guidance only and should not be relied upon as being 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.*

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