



Flat 3, 31 Market Street | Montrose | DD10 8NB

Offers Over £125,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Centrally located to the town centre of Montrose this spacious 108m² maisonette is an ideal first-time purchase with three bedrooms and its own private garden. Comprising of lounge, kitchen/diner, bedroom, four-piece bathroom with a further two bedrooms and WC on the upper floor. The property benefits from gas central heating, double glazing and to the outside there is a secluded private garden with summer house, greenhouse and a shed. In addition, there are 2 private outhouses.

- First Floor Maisonette
- Lounge: 13'6 x 13'5 (4.16m x 4.13m)
- Bedroom 1: 12'2 x 12'9 (3.71m x 3.92m)
- Kitchen/Diner: 12'2 x 12'9 (3.71m x 3.92m)
- Bathroom: 6'6 x 11'2 (2m x 3.43m)
- Bedroom 2: 12'9 x 18'5 (3.94m x 5.65m)
- Bedroom 3: 9'9 x 18'5 (3.02m x 5.61m)
- WC: 3'9 x 6'2 (1.20m x 1.90m)
- Enclosed Private Garden
- Summer House, Shed & Greenhouse
- Further 2 private outhouses



Entry to the property through a upvc door. The entrance hallway has a radiator, vinyl flooring and a cast iron and wooden staircase leading to the upper floor.

Bedroom: Currently utilised as a dining room, rear facing with feature fireplace with electric fire, radiator, window, storage cupboard and laminate flooring.

Lounge: Spacious rear facing room with rear and side facing windows, feature Fyfe stone fireplace with gas fire and radiator.

Kitchen/Diner: Fitted to base units with coordinating worktops incorporating a 1½ white sink with mixer tap, spaces for free standing cooker, fridge, freezer and washing machine, Worcester boiler and window

Bathroom: Four-piece bathroom suite comprising of shower enclosure with electric shower, bath, toilet, sink, chrome towel radiator and Velux window.

Within the stairwell to the upper floor there are two storage cupboards.

Bedroom 2: Rear facing, three windows, three storage cupboards, radiator.

Bedroom 3: Rear facing, window and radiator.

Cloakroom: Toilet, sink, Velux window and radiator.

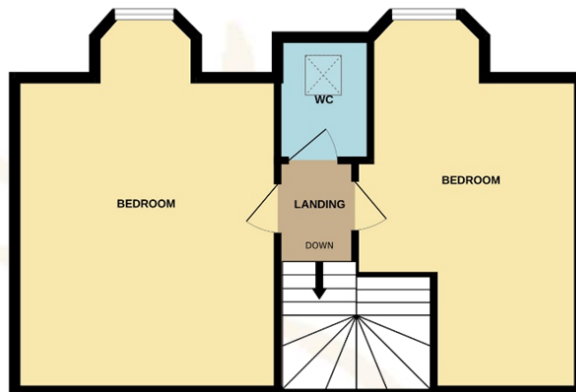
Outside: The secluded private garden is sectioned into areas of grass, decking and borders, a selection of mature shrubs and trees, green house, shed, and summer house. There are a further two outhouses and shared drying area.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

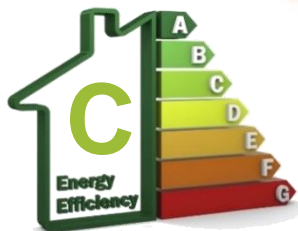
Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8NB

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.