



2 Wellington Place | Montrose | DD10 8QE

Offers Over £105,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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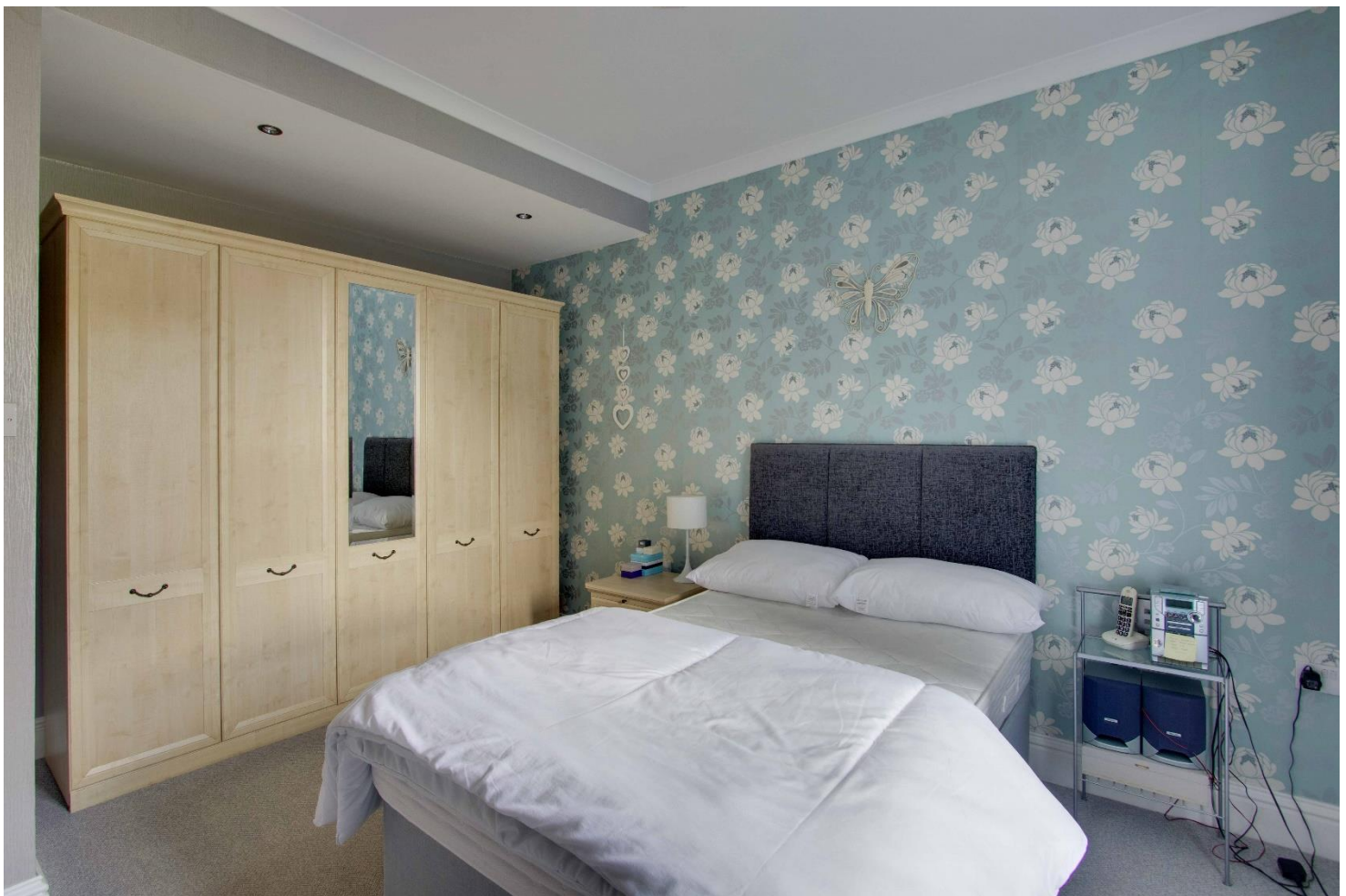
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This spacious and well presented main door ground floor apartment is located in a sought after location within the Town of Montrose. Montrose lies between Aberdeen and Dundee and is popular with Commuters providing convenient access to the Dundee/Aberdeen A90 which connects to major routes north and south and offers a wide range of amenities and services including High School, Primary Schools, supermarkets and Train Station.

The subjects comprise Spacious lounge, good sized modern fitted kitchen/diner with pantry/large storage cupboard, 2 double bedrooms, one with French doors leading to the rear garden and large shower room with walk-in and corner showers.

To the rear of the property there is a private patio area and further communal garden with drying poles and two outhouses. Only with viewing will the purchaser appreciate the spacious and well maintained nature of property being offered for sale. Viewing is highly recommended.

- Main Door Ground Floor Apartment
- Spacious Lounge
- Modern Kitchen/Dining
- Large Shower Room
- 2 Double Bedrooms
- Private & Communal Gardens
- 2 Brick Outhouse
- GCH & DG



**Entrance Vestibule:** Wooden exterior door with glazed panel above. Cupboard housing electricity meter.

**Hallway:** All accommodation leading off.

**Lounge:** Approx 3.6m x 5.1m. Bright and spacious public room with two double glazed sash and case windows looking to front. Shelved alcove with storage below. Ornamental fireplace with electric fire.

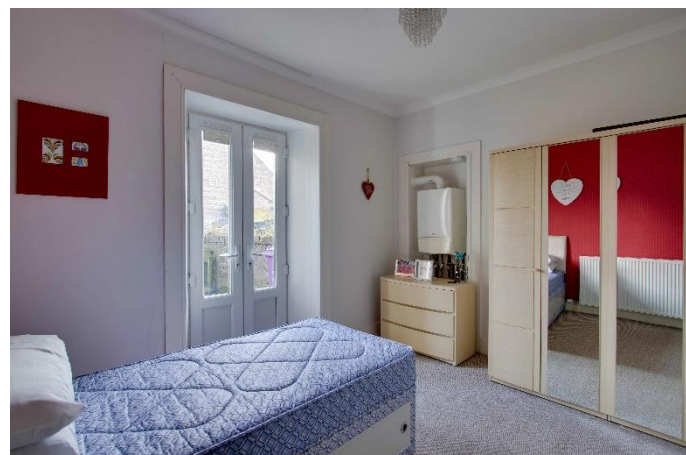
**Bedroom 1:** Approx. 3.6m x 3.6m (measured to wardrobes). Excellent sized double bedroom with double glazed UPVC window looking to rear. Large wardrobe with inset downlighters above (may be included in sale subject to separate negotiations).

**Bedroom 2:** Approx. 3.7m x 2.8m. Another excellent sized double bedroom with French doors leading to private area of garden]. Large walk in storage cupboard with shelving. Central heating combi boiler.

**Kitchen/Dining** Approx. 3.8m x 3.4m. Modern kitchen fitted with double glazed window looking to front. Fitted with a range of modern base and high level storage units with integral electric oven, gas hob and extractor hood. Stainless steel sink and drainer. Plumbed for automatic washing machine.

**Pantry/Storage Cupboard:** Approx. 1.6m x 1.1m. Shelving, light and space for fridge.

**Outside** To the rear there is a private area of garden ground laid out in patio and enclosed with timber fence. Gate leading to communal area laid out to lawn with shrub border and with drying area and two brick outhouses.





## GROUND 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.  
Made with Metropix 62124

**Services:** Gas Central Heating

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

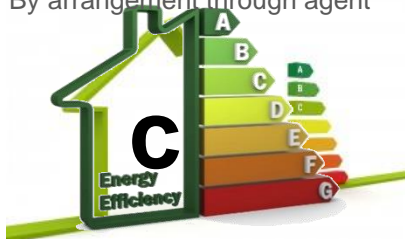
**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 8QE

**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.*