

Communal



5C Bridge Street |

Montrose | DD10 8AB

Offers Over £79,950

T. DUNCAN & CO.
Solicitors • Estate Agent





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This spacious upper floor apartment is located in a prime central location in the popular Town of Montrose. Montrose lies between Dundee and Aberdeen and is popular with commuters providing convenient access to the A90 dual carriageway which connects to major routes north and south. The property is in within walking distance of all local services and amenities including shops, schools, supermarkets and train station.

The subjects are in excellent ready to live in condition through and comprise spacious and bright open plan Lounge/Kitchen, modern bathroom with shower and P-shaped bath and two excellent sized double bedrooms. In addition, in the hallway there is a laundry cupboard which currently houses the washing machine.

The property would make an ideal buy to let or first time purchase and viewing is highly recommended.

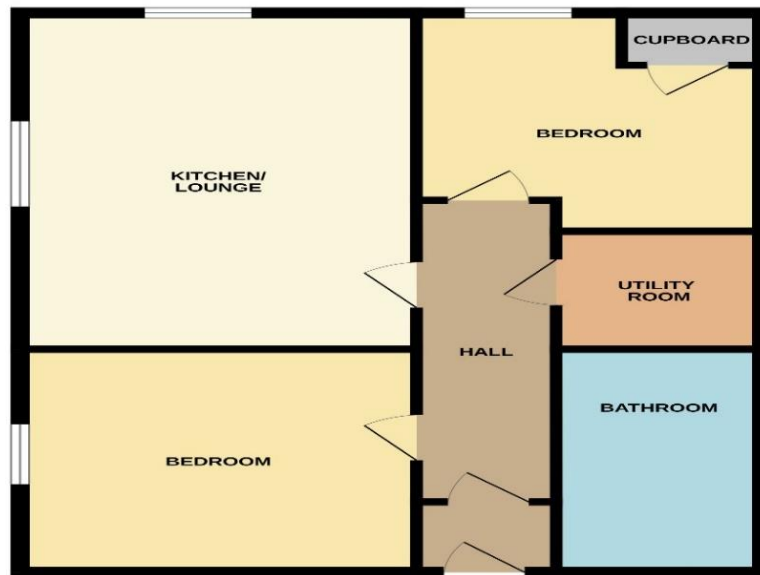
- Upper Floor Apartment
- Open Plan Kitchen/Lounge
- 2 Double Bedrooms
- Bathroom
- GCH & DG
- EPC : C



- Hallway:** All accommodation leading off. Hatch to loft space. Wood effect flooring.
- Laundry Cupboard:** Approx. 1.1m x 1.7. Currently houses the washing machine.
- Lounge/Kitchen:** Open plan. Kitchen Area; Approx. 4.1m x 5.7m. Double glazed window to side. Wooden venetian blind. Fitted with a range of modern gloss floor and wall units with stainless steel sink and drainer, electric hob and oven. Integral fridge freezer. Lounge Area: Two double glazed windows to front.
- Bedroom 1:** Approx. 2.6m x 4.5m (at widest point), Double glazed window to side. Cupboard housing combi boiler and gas meter.
- Bedroom 2:** Approx. 3m x 4.1m. Double glazed window to front. Shelved alcove cupboard. Cornice.
- Bathroom:** Approx. 1.5m x 3.1m. Modern three piece suite incorporating WC, wash hand basin with mixer tap and storage below and gas shower over P-shaped bath. Heated towel rail. Mirror fronted medicine cabinet.

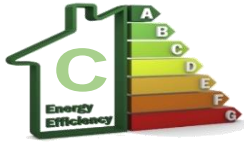


GROUND FLOOR
64.9 sq.m. (698 sq.ft.) approx.



TOTAL FLOOR AREA: 64.9 sq.m. (698 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fixtures and fittings 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, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrage 2004

Services: Gas Central Heating and Double Glazing
Fixtures & Fittings: Carpets, blinds, light fittings,
Local Authority: Angus Council
Council Tax Band: A
Post Code: DD10 9H
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



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