



2a Seagate | Montrose | DD10 8BA  
Offers Over £75,000

**T. DUNCAN & CO.**  
Solicitors • Estate Agent







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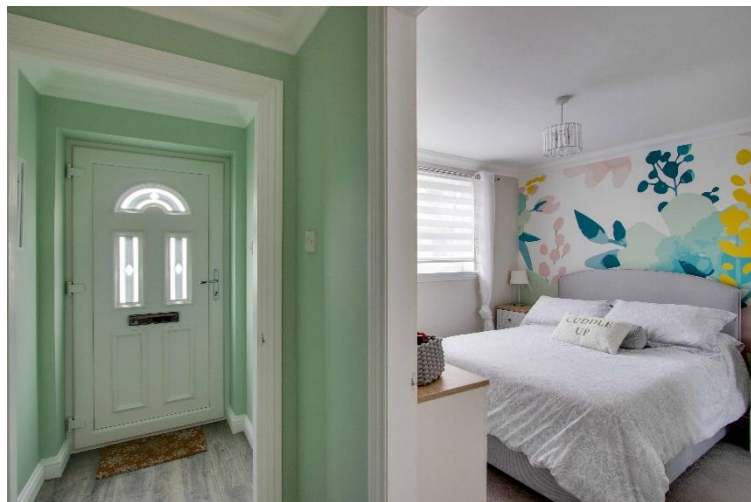
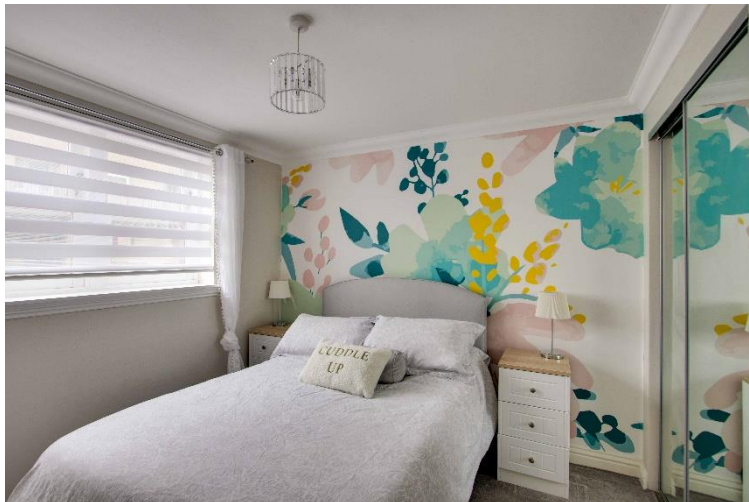
## Offers Over £75,000

This well presented, main door ground floor apartment is located in a central location within walking distance of Montrose Town Centre and all local amenities including shops, supermarkets, schools and train station. The coastal Town of Montrose lies between Dundee and Aberdeen and is popular with commuters providing convenient access to the A90 dual carriageway.

The subjects are in excellent ready to live in condition throughout and benefit gas central heating, double glazing, modern kitchen, two good sized bedrooms both with fitted wardrobes and allocated parking space to the rear.

This property would suit the needs of a variety of purchasers including the first time and buy to let. Viewing is recommended.

- Main Door Ground Floor Apartment
- Lounge
- Modern Kitchen
- 2 Double Bedrooms
- Bathroom
- GCH & DG
- Allocated Parking Space
- EPC - C



**Hallway:** Bright and spacious hallway with UPVC Exterior door. Inset downlights.

**Lounge:** Approx 3.1m x 3.5m. Double glazed window looking to front. Inset downlights. Door to hallway.

**Kitchen:** Approx. 3m x 2.4m. Modern kitchen fitted with a range of base and high-level storage with co-ordinating worktop and splashback. Integral electric oven, gas hob and extractor hood. Space for fridge freezer. Gas Central Heating combi boiler. Plumbed for automatic washing machine. Space for tumble dryer. Inset downlights. Double glazed window to rear.

**Bathroom:** Approx. 2.2m x 3m. Modern three-piece white suite incorporating WC, wash hand basin and gas shower over bath. Extractor fan. Wet wall panelling around shower area.

**Bedroom 1:** Approx. 2.8m x 3m. Spacious double bedroom with double fitted wardrobes with mirror fronted doors. Double glazed window looking to front. Feature wall.

**Bedroom 2:** Approx. 2.6m x 3m. Another good sized, double bedroom with fitted double mirror fronted wardrobes. Double glazed window to rear

**Outside:** There is communal pathway and allocated parking space to rear.







GROUND FLOOR  
51.4 sq.m. (553 sq.ft.) approx.



TOTAL FLOOR AREA: 51.4 sq.m. (553 sq.ft.) approx.

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

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

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 8BA

**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.