



8d Ramsay Street | Montrose | DD10 8BS

Offers Around £30,000

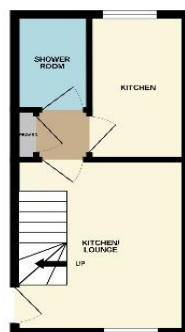
T. DUNCAN & CO.

Solicitors • Estate Agent



GROUND FLOOR

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This upper floor apartment is located in a central location within walking distance of Montrose Town Centre and all local amenities. Montrose provides a full range of amenities including supermarkets, shops and Train Station and offers convenient access to the A90 dual carriage which connects to major routes north and south.

This particularly property is in need of a degree of upgrading and modernisation. The subjects benefit from UPVC double glazing and door.

This property would suit the investment or buy to let purchaser.

kitchen: Approx. 3.1mx1.8m. Fitted with a range of base and high level storage unit. Double Glazed window to front. Cupboard housing hot water tank. Plumbed for automatic washing machine.

Shower Rm: Approx. 1.6x2.4m. Three piece suite comprising WC, wash hand basin and shower cubicle with electric shower.

Lounge: Approx. 3.2mx3.6m. Double glazed window to rear. Staircase to upper floor accommodation. Door to inner hallway.

Inner Hall: Large fitted storage cupboard with shelving.

Bedroom: Approx. 3.2mx3.3m. Double glazed window to rear. Two storage cupboard into eaves.

Services Double Glazing

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

Local Authority: Angus Council

Council Tax Band: A

EPC Band G

Post Code: DD10

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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