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37 Balmain Street | Montrose | DD10 8BG

Offers Over £80,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Offers Over £80,000

This spacious upper floor two bedroom apartment is located in a popular residential location within the town of Montrose. Montrose has a wide range of services and amenities including secondary and primary schools, a variety of shops and supermarkets and train station providing convenient access to Aberdeen and Dundee. Montrose is well placed only a short drive to access the A90 dual carriageway which connects to major routes north and south.

The property would be an ideal project, with some upgrading required. The apartment benefits from two double bedrooms with a further two attic rooms, modern bathroom, spacious lounge/dining area and kitchen.

Only with viewing will the purchaser appreciate the spacious and well proportioned home being offered for sale. Viewing is highly recommended.

- Spacious Upper Floor Apartment
- Spacious Lounge/Dining Room
- Kitchen Dining
- Bathroom
- 2 Bedrooms
- 2 Further Attic Rooms
- EPC – F
- ECH & DG



Entrance Hallway: Split-level staircase to Upper Floor Accommodation with UPVC double glazed window to side. UPVC exterior door.

Upper Hallway: Access to Bedrooms, Kitchen and Lounge/Dining. Shelved cupboard.

Lounge/Dining Approx. 6.7mx3.5m. Excellent sized public room having two UPVC double windows to front and side. Staircase to upper floor accommodation. Electric fire with wooden mantle and hearth. Door to kitchen.

Kitchen/Dining: Approx. 3mx2.9m. Fitted with base and high level storage units. Space for cooker. Plumbed for automatic washing machine. UPVC Double glazed window. Door to hallway and lounge/dining.





Bathroom: Approx. 2.5mx1.8m. Fitted with three piece suite comprising WC, wash hand basin and P-shaped bath with Mira shower over. Fully tiled. Panelled ceiling. UPVC double glazed window

Bedroom 1: Approx. 3.3mx2.9. Excellent sized double bedroom with UPVC double glazed window looking to front.

Bedroom 2: Approx. 3.2mx2.6m. Another good sized double bedroom. Large storage with shelving. UPVC double glazed window,

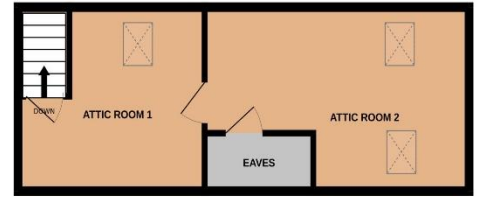
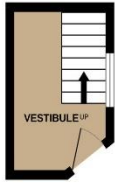
Attic Rooms: Two attic rooms, one with carpeting and two skylight windows, the other with built-in shelving.



GROUND FLOOR

1ST FLOOR

2ND 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: Electric Heating

EPC: F

Fixtures & Fittings: Carpets, blinds, light fittings,

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8BG

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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For a free no obligation valuation of your own property call our Property Department on 01674 672353.