



92a High Street
Montrose, DD10 8JE
Offers Over £72,000



LOCATION

Montrose, a popular and thriving Angus coastal town, offers its residents an excellent range of local services and amenities including local and national shops, supermarkets, health and leisure centres as well as the main east coast railway line giving easy access to many of the surrounding Angus and Aberdeenshire towns including Aberdeen and Dundee as well as Edinburgh and beyond. Surrounded by some truly spectacular Angus countryside and coastline, Montrose is very well situated for the outdoor enthusiast with many activities available in the area, especially golf with the famous historic links at Montrose itself, the Championship Course at Carnoustie which regularly hosts the British Open, Edzell, Forfar and Stonehaven to name but a few. The A90 dual carriageway is nearby and Montrose lies within commuting distance of both Aberdeen and Dundee, which offer all the facilities expected of major cities.

DESCRIPTION

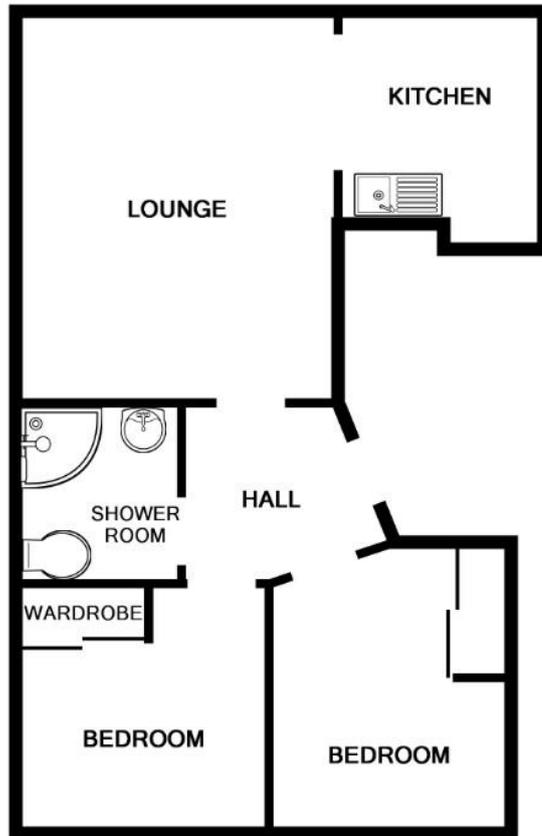
Enjoying a central location, this first floor apartment is located within a C listed building on Montrose High Street. Decorated in neutral tones throughout, the property is presented in move in condition and would be an ideal first time buy or buy to let investment. Entry is at ground floor level into a mutual stairwell with a staircase leading to the front door. To the front overlooking Montrose High Street is the spacious open plan lounge/kitchen with two windows allowing in an abundance of light. The kitchen area is fitted with base and wall units with a stainless steel electric oven, hob with cooker hood above, and an integrated fridge. To the rear there are two bedrooms both with fitted wardrobes. The shower room has a two piece white suite with a tiled corner shower cubicle and a cupboard which has plumbing for an automatic washing machine that is to be included in the sale.

- First Floor Flat
- Open Plan Lounge/Kitchen: 14'5 x 11'10 (4.39m x 3.61m)
- Kitchen Area: 8'10 x 7'0 (2.69m x 2.13m)
- Bedroom 1: 13'0 x 8'10 (3.96m x 2.69m)
- Bedroom 2: 9'3 x 9'2 (2.82m x 2.79m)
- Shower Room: 6'0 x 5'5 (1.83m x 1.65m)

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Fixtures & Fittings: Flooring/carpets, blinds and light fittings.

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 8JE

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. (Draft)