

# Shiells

Solicitors & Estate Agents



## 3 Panmure Place, Montrose, DD10 8HF

Lower flat EPC Band: C

Offers over **£160,000**

# 3 Panmure Place, Montrose, DD10 8HF

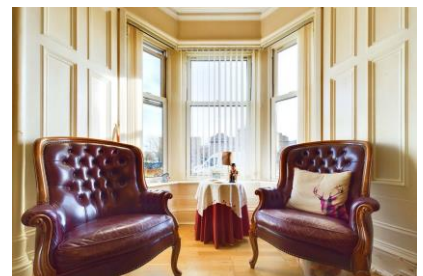
Lower Conversion

## Overview

- Victorian Ground Floor Flat
- 2 Reception rooms
- 2 Bedrooms
- Kitchen & Utility Room
- Shower Room
- Gas Central Heating
- Double Glazing
- Private Gardens
- 2 Basement Storage Areas
- Ample Parking
- Close to the Academy



*A well-presented traditional Victorian ground floor flatted dwelling that enjoys a central location close to most amenities.*



This traditional ground floor flat offers exceptional value on today's market and will appeal to most age groups. In excellent order it comprises lounge with bay window, formal dining room, modern fitted dining kitchen, utility room, 2 double bedrooms and modern shower room. There are two storage rooms in the basement that offer further potential. It benefits from gas central heating and double glazing for comfort in the cooler months. There are gardens to the front and rear that are easily kept. Early viewing is strongly advised to fully appreciate the value of this ideal family home. Please contact us for further details.



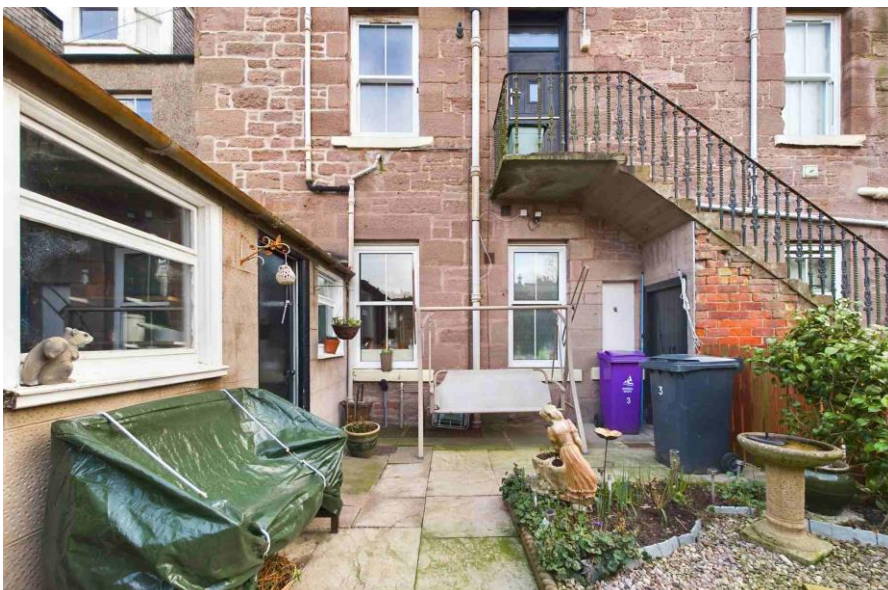
### Extras

Some curtains, the hob, oven, extractor hood, upright freezer, washing machine, tumble dryer and wardrobe unit are included in the sale. The mirror in the lounge and antique lights in the hallways may be purchased by separate negotiation.

### Gardens

To the front there an enclosed area of lawn with attractive borders. The rear garden is enclosed by walls and picket fencing. It is laid in gravel for ease of maintenance. Shared wash house.

EPC Band: C



### Directions

From the High Street carry on into George Street and take the third left into Panmure Place. No 3 is located on the left opposite Montrose Academy as indicated by our for sale board.

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

Tel: 01356 622 171



31a St David Street, Brechin, Angus DD9 6EG



Phone: 01356 622 171 Email: [property@shiells-law.co.uk](mailto:property@shiells-law.co.uk)

[www.shiellslaw.co.uk](http://www.shiellslaw.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.