



**Thorntons**  
The right way to move

40a Ferry Street, Montrose,  
Angus DD10 8BZ





## Summary

Well-presented first floor maisonette located with the centre of Montrose and walking distance to a beach. The property has gas central heating and double glazing. It comprises hall with stairs to upper floor with 2 well-appointed double rooms with fitted double wardrobes, and a family bathroom. The lower floor has lounge with front facing window, and dining kitchen with units, oven hob, extractor, and plumbing for washing machine. Externally, a communal area laid to lawn, private decking area and outhouse.

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## Features

- First Floor Maisonette
- Popular Residential Area
- Lounge
- Two Double Bedrooms
- Dining Kitchen
- Bathroom
- GCH; DG. EPC- D. Council Tax Band A
- Communal Area To Rear
- Additional Decking Area
- Viewing Highly Recommended

## Room Measurements

Lounge: 12' 5" x 11' 3" (3.78m x 3.43m)  
Dining Kitchen: 11' 3" x 9' 3" (3.43m x 2.82m)  
Bedroom: 15' 9" x 13' 1" (4.80m x 3.99m)  
Bedroom: 15' 7" x 12' 4" (4.75m x 3.76m)  
Bathroom: 7' 6" x 5' 6" (2.29m x 1.68m)



# Floorplan



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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