

# Shiells

Solicitors & Estate Agents



**8 Rossie Terrace, Ferryden,  
Montrose DD10 9RX      EPC: C**

Offers Over **£85,000**

# 8 Rossie Terrace, Ferryden

2 bedroomed first floor flat

## Overview

- Lounge
- Kitchen
- 2 Bedrooms
- Vestibule
- Modern Shower room
- Gas Central Heating
- Double Glazing
- 2 stone cellars
- Shared garden
- set in lovely quaint village



*A well-presented property situated on a lovely fisherman's village of Ferryden*



With entry via the rear of the property and accessed through a bright vestibule this is a lovely flat which would be suitable for a first-time buyer, as a buy to let or an Airbnb. The vestibule opens into the lounge from where all rooms lead, the open plan kitchen is bright and modern and sits alongside the lounge, from the kitchen you can sit and watch the ships and dolphins travel down the River South Esk. There are 2 double bedrooms both of which have built in wardrobes, whilst the family shower room is again bright and modern. The property benefits from Gas Central Heating and is double glazed. There is a partially floored attic with electricity.



### **Extras**

*All fixtures and fittings as well as all white goods are included in the sale of this property.*

### **Exterior**

*There are 2 stone cellars and a small storage alcove under the stairs leading to this property.*

*The garden at the rear is a shared garden between 4 properties, however in practice each property uses a specific area of garden. Hence, the garden at 8 is enclosed with an area of artificial lawn and patio area.*

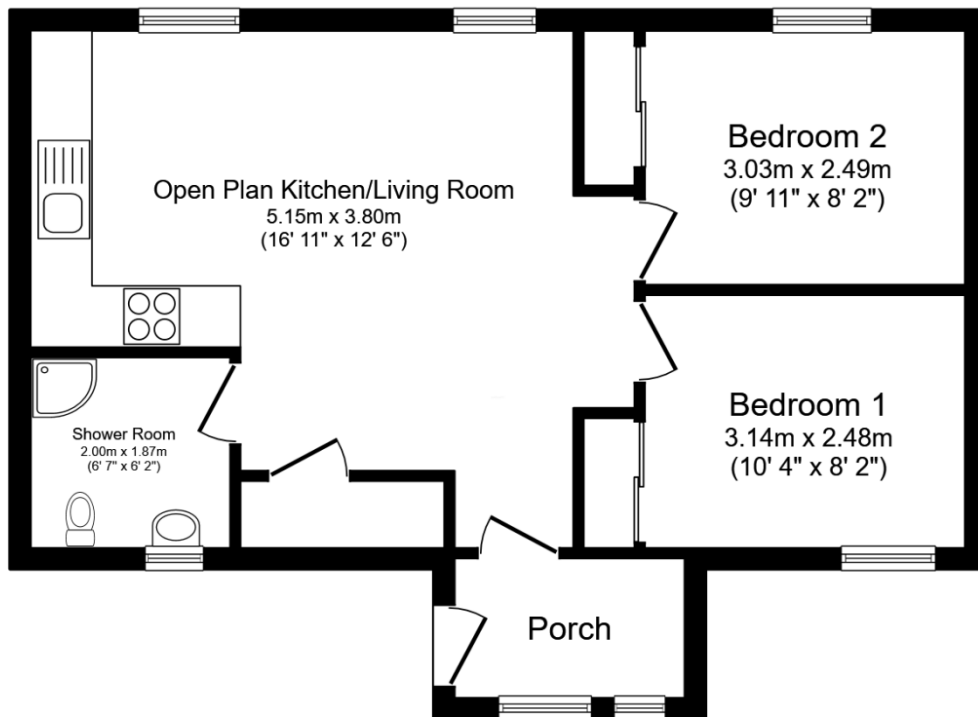


### **Directions**

Leave Brechin and follow the A935 to Montrose and following the signs along Basin View and onto Rossie Island Road. At the roundabout take the 2<sup>nd</sup> exit onto Burnside Place and drive straight until Rossie Terrace which sits on the right-hand side. There is a car park in front of Rossie Terrace, en-street parking is also available. You will see the block of 4 properties and access to number 8 is up the side of number 9.

#### **What3words:**

existence.captive.wide



### Floor Plan

Floor area 49.8 sq.m. (536 sq.ft.)

Total floor area: 49.8 sq.m. (536 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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