



**Thorntons**   
The right way to move

1 Meridian Street, Montrose,  
Angus DD10 8DS

 1	 2
 1	 EPC C





## Summary

Spacious ground floor apartment, situated within a popular residential area, offers well-proportioned period accommodation comprising: entrance vestibule, hallway, bright spacious lounge/dining, kitchen, bathroom with three piece suite and two well-proportioned bedrooms. The impressive list of attributes includes double glazing, gas fired central heating and excellent storage. The curtains, blinds, floor coverings and light fittings are all included within the sale price. Externally there is on-street parking as well as a shared courtyard with drying area and outbuilding.

## Features

- Ground Floor Apartment
- Popular Residential Location
- Lounge
- Kitchen/Dining
- 2 Bedrooms
- Bathroom
- GCH; DG; EPC - C
- Shared Courtyard & Drying Area
- Council Tax Band A

## Room Measurements

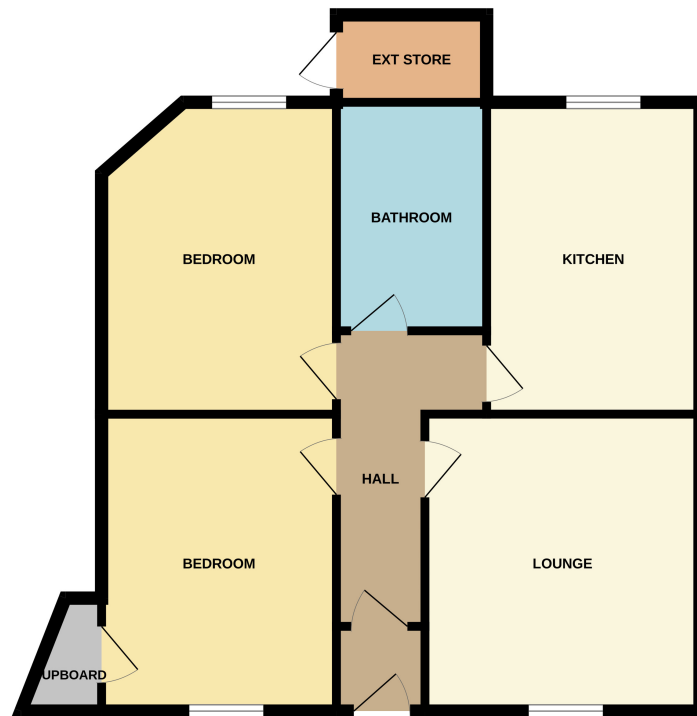
Lounge: 13' 0" x 12' 0" (3.96m x 3.66m)  
Kitchen/Dining: 12' 1" x 11' 8" (3.68m x 3.56m)  
Bedroom: 12' 9" x 10' 3" (3.89m x 3.12m)  
Bedroom: 13' 6" x 8' 9" (4.11m x 2.67m)  
Bathroom: 9' 6" x 5' 0" (2.90m x 1.52m)





# Floorplan

GROUND 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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## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19  
2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeaea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2  
0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16  
9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

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