



## 37 Palmerston Street, Montrose, Angus, DD10 8HR

Spacious, Well-Presented, Traditional, One-Bedroom, Main-Door Flat.

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# Property Description

Tastefully presented and spacious, one-bedroom, main-door flat, forming part of a traditional stone-built terrace. Located on a quiet side street, near the centre of Montrose, Angus.

Comprises an entrance vestibule, a hallway, a living/dining room, a kitchen, a double bedroom and a shower room. Features include a stylish kitchen with appliances, a modern bathroom, tall ceilings, electric heating and double glazing.

Externally there is a well-maintained, shared garden, with a private plot, and ample unrestricted street parking.

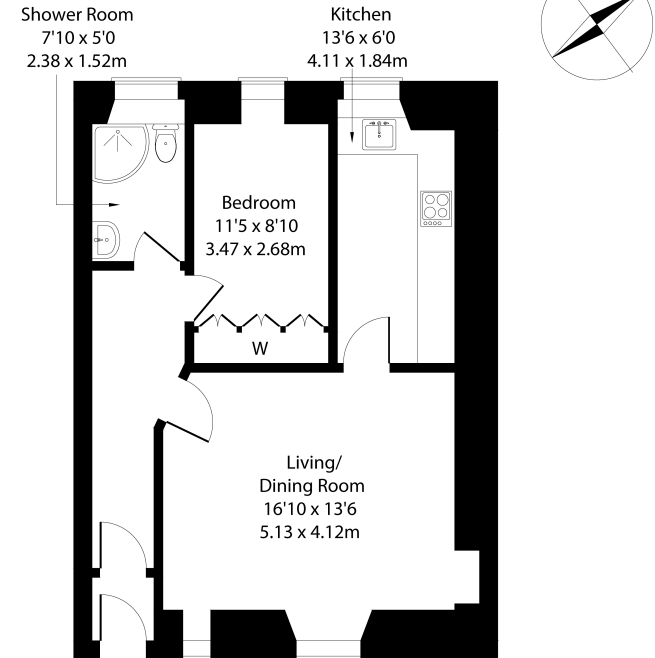
An entrance vestibule leads into a carpeted, high-ceilinged hallway, with access to a front-facing living/dining room on the right. The bright public room features smooth coricing and an open press, and offers a spacious, flexible floorplan. Leading directly off the living/dining room is a kitchen, fitted with modern, wood-effect units, a sink and a drainer, an integrated oven, an electric hob, a stainless-steel canopy and a microwave.

Set to the rear, a good-sized double bedroom includes generous built-in wardrobe storage and provides ample space for freestanding furnishings. Completing the accommodation, a modern shower room includes a corner shower cubicle, a white, two-piece suite, with storage, a chrome, ladder-style radiator, and panel splash walls.



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**Approximate Gross Internal Area: (592 sq ft - 55 sq m.)**



**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

## Area Description

The picturesque seaport town of Montrose lies between the cities of Dundee and Aberdeen and is serviced by excellent transport links, including the east coast mainline railway to Edinburgh, Aberdeen and beyond. There are also good road and bus links throughout the local Angus area and further afield. Offering a great quality of life, Montrose town

centre provides a superb selection of shops, bars, and food outlets. The town also offers a wonderful range of leisure activities including a swimming pool, a cinema, a sports centre, golf courses and a beautiful beach. A good range of both primary and secondary schooling is available within the town.









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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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