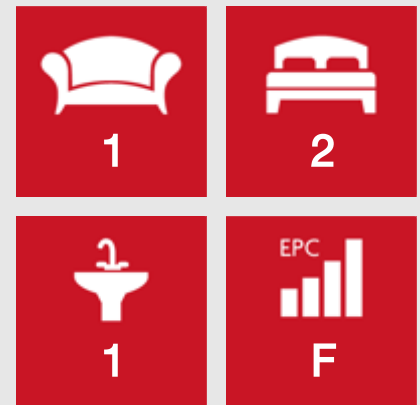




**Thorntons**  
The right way to move

26A High Street, Montrose,  
Angus DD10 8JL





## Summary

This is a rare opportunity to purchase an exceptionally proportioned upper apartment situated within a popular residential area. The location offers immediate access to a number of local amenities including: public transport by bus and train, shops, schools, recreational facilities, cinema and easy access to surrounding Angus villages and the cities of Aberdeen and Dundee. The property has been partially upgraded and when completed will present an excellent capital and rental return to the purchaser. The accommodation comprises: entrance hallway, spacious lounge with front facing window, kitchen, adaptable utility area, modern shower room with wet-wall fittings and two well-proportioned bedrooms. Early viewing is highly recommended.

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## Features

- Upper Apartment
- Popular Central Location
- Spacious Accommodation
- Lounge
- Kitchen
- Shower Room
- 2 Bedrooms
- Utility Area
- Council Tax Band B

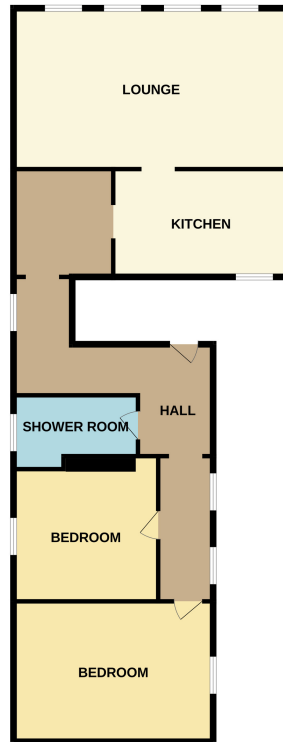
## Room Measurements

Lounge 24'0" x 16'6" (7.32m x 5.03m)  
Kitchen 13'0" x 9'3" (3.96m x 2.82m)  
Shower room 11'2" x 3'9" (3.40m x 1.14m)  
Utility Area 11'3" x 7'7" (3.43m x 2.31m)  
Bedroom 15'8" x 12'6" (4.78m x 3.81m)  
Bedroom 12'3" x 11'6" (3.73m x 3.51m)



# 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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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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