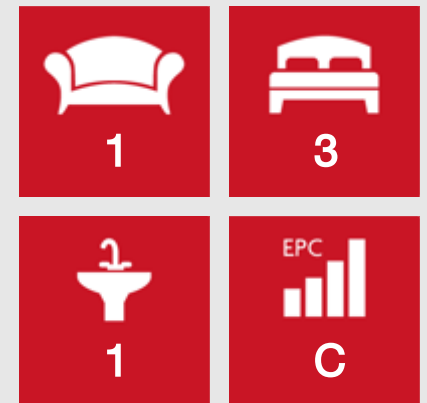




Thorntons 
The right way to move

3 Baltic Square, Montrose,
Angus DD10 8UA





Summary

This is a fantastic opportunity to purchase an impressive mid-terraced villa located within the popular town of Montrose. The subject property offers immediate access to a number of local amenities and regular public transport by both train and bus. This charming home offers well-proportioned accommodation comprising: entrance hall with storage, bright lounge with patio doors to garden, fitted kitchen/dining, modern fully tiled shower room and three carpeted bedrooms all benefitting from integrated storage. The impressive list of attributes includes double glazing and gas fired central heating. All floorcoverings and blinds are included within the sale price. Externally there is allocated private parking as well as enclosed garden laid with easy maintenance in mind.

Features

- Mid Terraced Villa
- Popular Central Location
- Lounge
- Kitchen/ Dining
- Shower Room
- 3 Bedrooms
- DG GCH
- Council Tax Band C
- Private Garden
- Allocated Parking
- EPC C

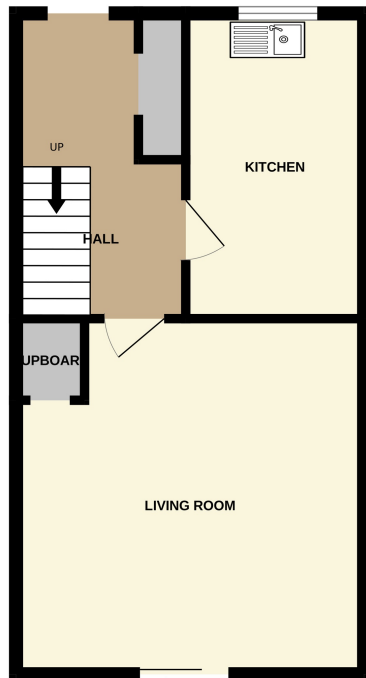
Room Measurements

Lounge: 16' 2" x 14' 3" (4.93m x 4.34m)
 Kitchen/Dining: 11' 5" x 7' 7" (3.48m x 2.31m)
 Shower Room: 7' 1" x 6' 3" (2.16m x 1.91m)
 Bedroom: 12' 4" x 8' 1" (3.76m x 2.46m)
 Bedroom: 10' 5" x 8' 1" (3.17m x 2.46m)
 Bedroom: 10' 4" x 6' 5" (3.15m x 1.96m)

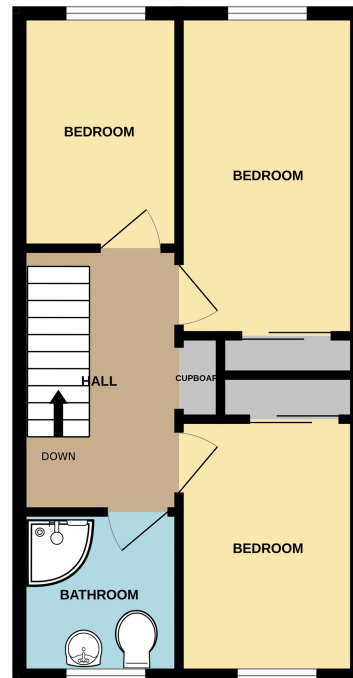


Floorplan

GROUND FLOOR



1ST 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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