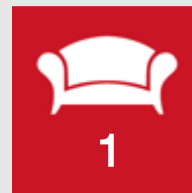


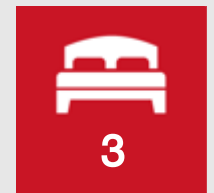


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56A High Street, Montrose,
Angus DD10 8JF



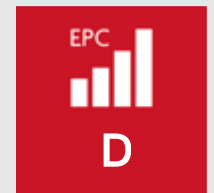
1



3



1



EPC

D



Summary

Well proportioned and presented 1st floor apartment, accessed via private close with security gate off the high street, commands panoramic views towards Montrose basin from the rear elevation and comprises: L-shaped open plan lounge/dining room, well-equipped kitchen, 3 bedrooms, bathroom and double glazing, gas central heating and will be sold with curtains and floor coverings. The electric cooker, washing machine and fridge/freezer are also included but do not have guarantees. Some other items of furniture may be available by separate negotiation.

Features

- 1st Floor Apartment
- Prime Central Location
- Montrose Basin Views
- Lounge/Dining Room
- Dining Kitchen
- 3 Bedrooms
- Modern 3 Piece Bathroom
- GCH; DG; EPC - D
- Large Private Garden
- Shed and Outhouse

Room Measurements

Lounge/Dining Room: 20'6 x 37'6 (6.25m x 11.43m)

Dining Kitchen: 10'3 x 11'8 (3.12m x 3.56m)

Bedroom 1: 9'6 x 15'10 (2.90m x 4.83m)

Bedroom 2: 10'4 x 11'8 (3.15m x 3.56m)

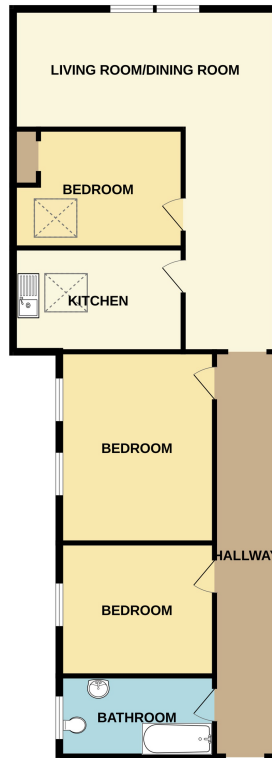
Bedroom 3/Home Office: 7'10 x 9'6 (2.39m x 2.90m)

Bathroom: 5'1 x 9'11 (1.55m x 3.02m)



Floorplan

FIRST 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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