



8a Commerce Street | Montrose | DD10 8BN

Offers Over £89,950

T. DUNCAN & CO.  
Solicitors • Estate Agents





8a Commerce Street | Montrose | DD10 8BN

**Offers Over £89,950**

Located in a popular residential area of Montrose, this well-presented home is ideally placed within easy reach of a local primary school and Montrose town centre. Offering modern, spacious, and comfortable accommodation, it is perfectly suited to a wide range of buyers.

The ground floor features a bright lounge that flows into a stylish dining kitchen, fitted with shaker-style units, integrated fridge, freezer, oven, hob, and extractor hood, along with ample space for a family dining table.

Upstairs, the property offers three generously proportioned bedrooms and a recently upgraded shower room, complete with a contemporary three-piece suite comprising WC, wash hand basin, and a large walk-in shower with raindrop showerhead.

Additional benefits include gas central heating and double glazing throughout.

Externally, the property enjoys a fully enclosed private garden, designed for easy maintenance with gravel chips, a decked seating area, and a useful garden shed.

- First Floor Maisonette
- Bright Lounge
- Dining Size Kitchen
- 3 Bedrooms
- Modern Shower Room
- GCH & DG
- Enclosed Garden
- EPC - C



**Entrance Hall**

Exterior door. Staircase to upper floor landing.

**Lounge**

Bright public room with UPVC double glazed window. Understair storage cupboard.

**Kitchen/Dining**

Fitted with a range of light wood shaker style storage units with co-ordinating work top and tiling to splashback. Integral electric oven, hob and extractor hood. UPVC double glazed window enjoying outlook. Plumbing for automatic washing machine. Integral fridge and freezer. Tiled floor. Cupboard housing central heating boiler.





### **Bedroom 1**

Spacious double bedroom with UPVC double-glazed window enjoying an open outlook. Ample space for wardrobe.

### **Bedroom 2**

Double bedroom with double-glazed window again with ample space for wardrobe.

---



### Shower Room

Modern recently installed shower room fitted with three piece suite incorporating WC, wash hand basin in fitted unit and large walk-in shower cubicle with raindrop shower and further handheld attachment. Medicine cabinet.



### Bedroom 3

Another well proportioned bedroom with double glazed window.



## Outside

The fully enclosed area of garden is laid out for ease of maintenance in gravel chips, decking and has a timber shed.



**Fixtures & Fittings:** Carpets, light fittings,

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 8BN

**Home Report:** Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

**Viewing:** By arrangement through agent

**T. DUNCAN & CO.**  
Solicitors • Estate Agents



**143 High Street, Montrose, DD10 8QN**  
**Telephone: 01674 672353**  
**Fax: 01674 678345**  
**E-mail: [mpc@tduncan.com](mailto:mpc@tduncan.com)**  
**[www.tduncan.com](http://www.tduncan.com)**

The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T Duncan & Co has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients of their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.