



Flat 2/1, 23 Victoria Street | Montrose | DD10 8JR
Offers Over £50,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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Located within minutes' walk of Montrose town centre, this one-bedroom first floor apartment offers an excellent opportunity for buyers looking to place their own stamp on a property.

Benefiting from electric heating and double glazing throughout, the property provides a solid foundation while offering ample scope for modernisation.

The accommodation comprises a spacious and bright lounge, a kitchen/dining, bathroom with three piece suite and a double bedroom accessed off the lounge.

This apartment would be particularly well-suited to first-time buyers or investors looking for a renovation project with potential.

- First Floor Apartment
- Spacious Lounge
- Kitchen/Dining
- Double Bedroom
- Bathroom
- Communal Garden
- ECH & DG
- EPC Band C



Entrance Hallway:

Exterior Door. Cupboard housing electricity meter. All accommodation leading off.

Kitchen:

Kitchen fitted with wooden wall and base level units with electric oven, hob and extractor hood. Plumbed for automatic washing machine. Stainless steel sink and drainer. Double glazed window.

Lounge:

Bright and spacious public room with double glazed window to front. Access to Bedroom

Bedroom:

Double bedroom with double glazed window to front.

Bathroom

Fitted with three-piece white suite comprising WC, wash hand basin and bath. Towel rail. Frosted double glazed window.

Outside

There is a fully enclosed communal area of garden ground to rear which is laid out to lawn.





The floor plan shows a rectangular layout with a central hall. On the left side, there are two bedrooms: a top bedroom (12'0" x 12'10") and a bottom bedroom (12'0" x 12'10"). At the top right is a lounge (14'1" x 12'10"). The bottom right section contains a kitchen (8'2" x 11'0") and a cupboard. The bottom left section contains a bathroom (6'3" x 6'7") and a hall (6'3" x 6'7").

Room	Dimensions
Bedroom (Top Left)	12'0" x 12'10"
Bedroom (Bottom Left)	12'0" x 12'10"
Lounge (Top Right)	14'1" x 12'10"
Hall (Center)	6'3" x 6'7"
Bathroom (Bottom Left)	6'3" x 6'7"
Kitchen (Bottom Right)	8'2" x 11'0"
Cupboard (Far Bottom Right)	8'2" x 11'0"

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