

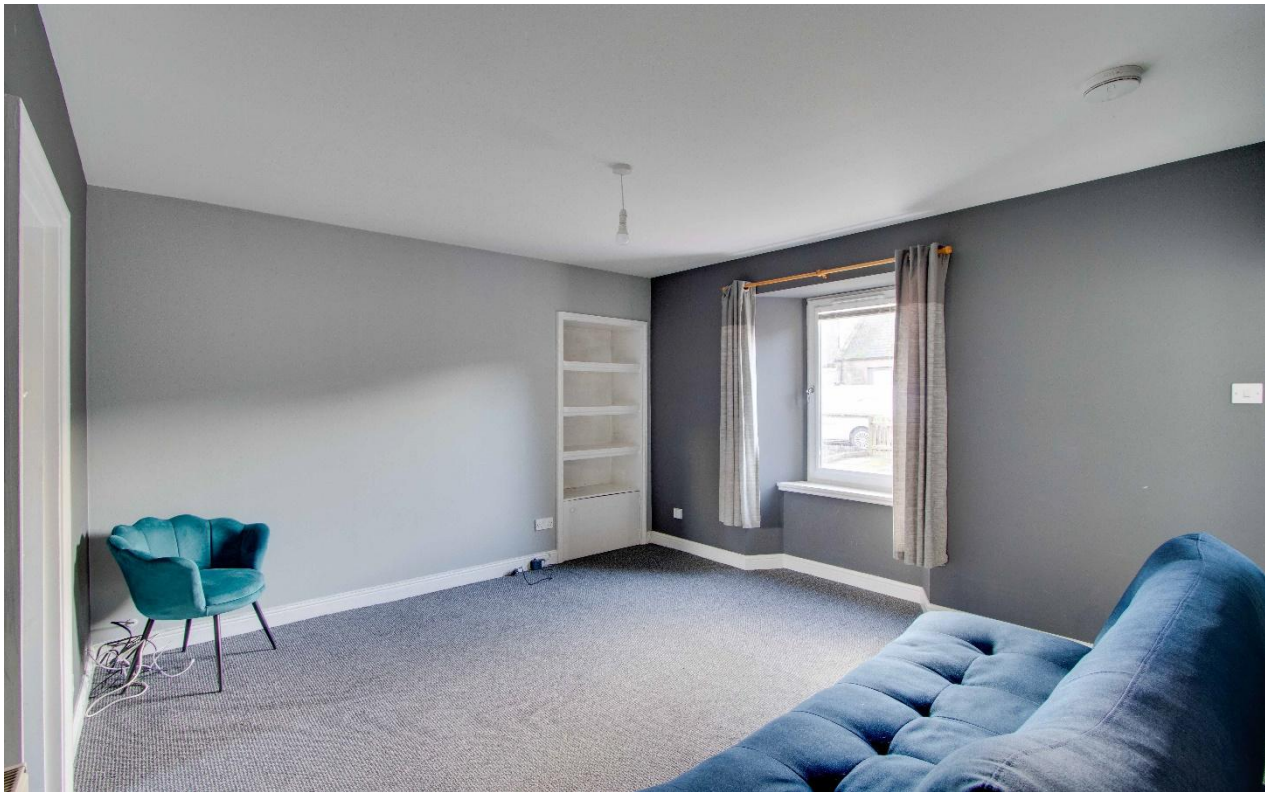


20 Christies Lane, Montrose | DD10 8HY

Offers Over £60,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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Offers Over £60,000

This well-presented one-bedroom apartment is located in a popular residential location in Montrose and is offered at an affordable price, making it an excellent choice for first-time buyers, downsizers or buy-to-let investors.

The accommodation is bright and welcoming throughout, comprising a comfortable lounge, a well-proportioned double bedroom, and a modern fitted with a good range of units and worktop space, while the shower room is finished with a modern suite.

Bright and well maintained, the property offers a great opportunity for purchasers looking for a home in live in condition. Conveniently positioned for a wide range of local amenities, shops and transport links, this apartment combines practicality with comfortable living.

There is driveway parking to front and generous area of communal garden to side laid out to lawn with drying poles.

- Main Door Ground Floor Apartment
- Lounge
- Modern Kitchen
- Shower Room
- Double Bedroom
- GCH & DG
- Off Street Parking & Communal Garden
- EPC Band C



Entrance Hallway

Exterior door. Door to shower room

Kitchen

Kitchen fitted with modern base and high level units with co-ordinating worktop and tiling to splashback. Integral oven, hob and extractor hood. Space for fridge freezer. Plumbing for automatic washing machine. Double glazed window to rear.

Lounge:

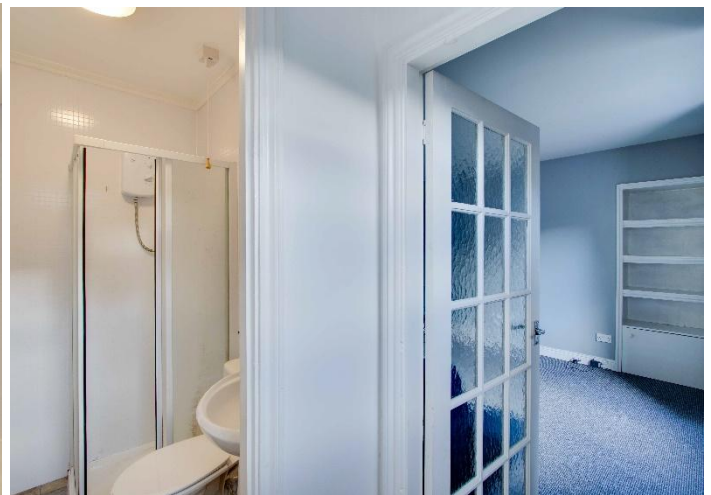
Bright public room looking to front. Double glazed window. Access to bedroom and kitchen.

Bedroom

Double bedroom with double glazed window looking to rear. Fitted cupboard.

Shower Room

Modern shower room with three piece suite comprising WC, wash hand basin and shower cubicle.



Outside

The property benefits from off-street parking to the front, accessed via wooden gates. In addition there is a generously proportioned communal area of garden ground laid to lawn with drying poles.

GROUND FLOOR
34.9 sq.m. (376 sq.ft.) approx.



TOTAL FLOOR AREA: 34.9 sq.m. (376 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the floor area, measurements of areas, volumes, contents and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee is made regarding their condition or operation.
www.tduncan.co.uk

Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Carpets, floorcoverings and blinds

Local Authority: Angus

Council Tax Band: A

Post Code: DD10 8HY

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

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N.B. 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 or 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.