



18 Patons Lane | Montrose | DD10 8JA  
Offers Over £84,950

**T. DUNCAN & CO.**

Solicitors • Estate Agents





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Offers Over £84,950

This spacious two-bedroom, first-floor apartment is ideally located within walking distance of Montrose Town Centre, the train station, and local amenities. Montrose offers a wide range of attractions, including shops, cafés, schools, and leisure facilities, and is famed for its sandy beach and the Montrose Basin Nature Reserve. The town also benefits from excellent road and rail connections to Dundee, Aberdeen, and beyond.

Accessed via a welcoming hallway, this bright upper-floor apartment features a lounge with two UPVC windows providing an open outlook, electric heating, a dining-size kitchen with white good included (no warranties given), and two well-proportioned bedrooms. Additional benefits include a well-maintained communal garden to the rear with drying poles and a single garage.

Ideal for first-time buyers or as a buy-to-let investment, this apartment combines space with central location, all at an affordable price.

- First Floor Apartment
- Bright & Spacious Lounge
- Spacious Kitchen/Dining
- 2 Double Bedrooms
- Bathroom
- Electric Central Heating & DG
- Communal Garden & Garage
- EPC – D

**Hallway:**

All accommodation leading off. Fitted storage cupboard. UPVC exterior door.

**Lounge: Approx. 4.2mx3.4m**

Spacious public room with two double glazed windows enjoying an open outlook. Wall mounted Electric Heater. Access to Kitchen/Dining.

**Kitchen/Dining: Approx 4.2mx2.9m**

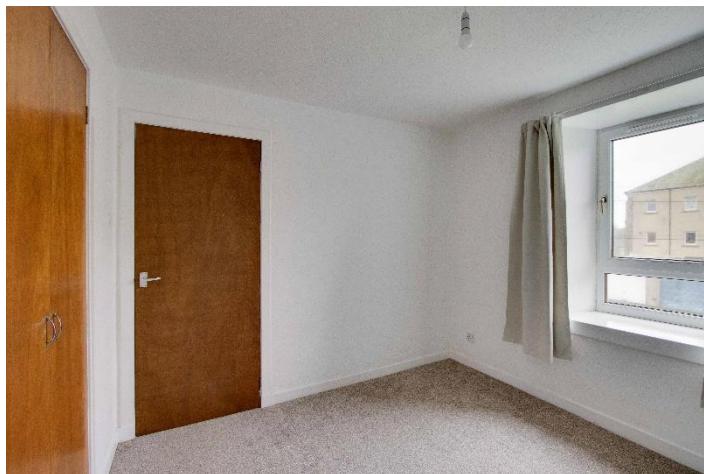
Spacious kitchen/dining fitted with a range of modern floor and wall units. Slot in cooker, washing machine and fridge freezer included in the sale (no warranties given). Tiling to splashback. Double glazed window. Wall mounted electric heater.

**Bedroom 1: Approx. 3mx2.9m**

Double bedroom with double glazed window. Double fitted cupboard. Wall mounted electric heater.

**Bedroom 2: Approx 2.8x3.1m**

Double bedroom with double glazed window. Double fitted cupboard. Wall mounted electric heater.



#### **Bathroom: Approx. 2.2mx1.6m**

Fitted with three piece white suite comprising WC, wash hand basin and bath. Shower over bath with glass shower screen. Double glazed frosted glass window.

#### **Outside**

There is a well maintained area of communal garden laid to lawn with drying area. Single Garage.



**Services:** Electric Heating & Double Glazing

**Fixtures & Fittings:** Blinds and floorcoverings

**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD10 8JA

**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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