



52 North Street | Montrose | DD10 8NQ  
Offers Over £59,950

T. DUNCAN & CO.  
Solicitors • Estate Agents





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**Offers Over £59,950**

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This bright and spacious ground-floor apartment is perfectly situated in a popular area of Montrose within walking distance of the Town Centre, Train Station and supermarkets.

The subjects benefit from a spacious lounge enjoying an open outlook to front, one double bedroom, an additional box room which could be used as a study/dressing room, bathroom with three-piece suite, and kitchen/dining with integral oven, gas hob, extractor, and ample space for a small table.

Viewing is recommended to appreciate the space and versatile layout on offer, as well as the convenient location.

- Ground Floor Apartment
- Bright & Spacious Lounge
- Kitchen/Dining
- Double Bedroom & Box Room
- Bathroom
- GCH & DG
- Communal Drying Area & Cellar
- EPC Band D



#### **Entrance Vestibule**

Access via exterior door.

#### **Hallway**

All accommodation leads off the hallway. There are two storage cupboards, plus an additional cupboard which could alternatively be used as a study.

#### **Lounge – Approx. 5.1m x 3.0m**

A bright and spacious living room with double-glazed window overlooking the front of the property.

#### **Kitchen/Dining – Approx. 3.0m x 2.3m**

Kitchen is fitted with a range of modern floor and wall units and tiled splashbacks. Plumbed for an automatic washing machine (included in the sale, no warranties given). Integral gas hob, electric oven, and extractor. Convenient access to the lounge. Space for fridge freezer. New Hisense Fridge Freezer available by separate negotiation.

#### **Bathroom – Approx. 2.6mx2m**

Fitted with three piece white suite comprising WC, wash hand basin and bath. Shower over bath. Frosted double glazed window to rear.

#### **Double Bedroom – Approx. 3.0m x 2.9m**

Spacious double bedroom with double-glazed window to front. Double fitted wardrobe.



#### **External**

There is an outdoor cellar located next to the front door of the property, and a communal drying area on the top floor of the building.

**Services:** Gas Central Heating

**Fixtures & Fittings:** Blinds and floorcoverings

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 8NQ

**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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