



202A High Street

, Montrose, DD10 8PH

Offers over £60,000



Rosie Real Estate is delighted to present this fantastic development opportunity in the heart of Montrose.



This is the ideal opportunity to secure 2 exceptionally sized apartments, perfect for investors, developers or ambitious home renovators. The properties are currently uninhabitable.

Set within a traditional stone building close to local amenities and transport links, both properties boast generous proportions and high ceilings that presents huge potential for transformation.

The apartment requires comprehensive refurbishment throughout, providing a blank canvas to design and modernise to your own specification. With thoughtful renovation, these properties could become a stunning family homes, profitable buy-to-let investments, or a stylish holiday retreat in one of Angus' most sought-after seaside towns.

Key Features:

- 3-4 Bedrooms (potential)
- Vast kitchen and dining area
- Storage space throughout
- Multifunctional rooms
- Architectural charm
- Private secure entry door
- New windows installed
- New roof installed

Situated within walking distance of Montrose Beach, the train station, and the town centre, the location combines convenience with coastal charm. Nearby schools, shops, and leisure facilities further enhance the property's long-term appeal and rental potential.

These properties represent a rare opportunity to add value and create a beautiful home or high-yield investment in a thriving Scottish town.

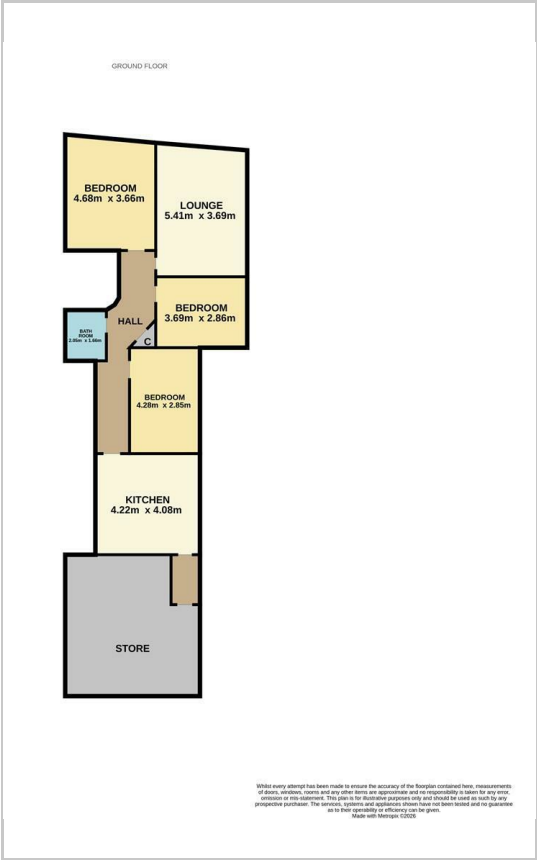
To discuss further, please call the office directly.

Agent Note - Cash only purchase

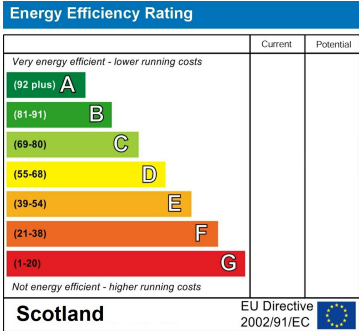
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.