

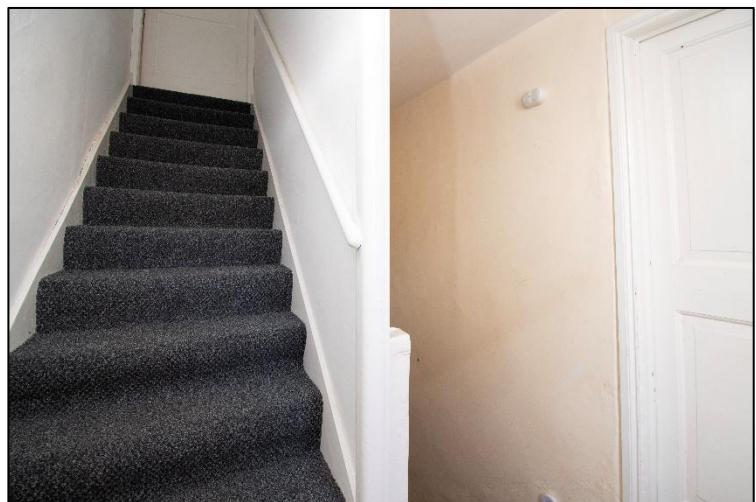




57 Murray Street | Montrose | DD10 8JZ

Offers Over £59,950

**T. DUNCAN & CO.**  
Solicitors • Estate Agent







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This beautifully presented, recently decorated, one-bedroom top floor apartment offers spacious, open-plan living, comprising a bright lounge/kitchen area, a spacious bedroom, and a modern bathroom. All furniture, floor coverings and white goods will be included in the sale (no warranties given). The property benefits from gas central heating and double glazing, making it an ideal purchase for first-time buyers, Buy-to-Let investors, or as an Airbnb opportunity.

Conveniently set in a central location, the apartment is within walking distance of a variety of local shops, including supermarkets, a cinema, and other amenities. Excellent transport links are available via the A90 and the nearby train station, providing easy access to the northern and southern cities of Aberdeen and Dundee.

- Top floor Apartment
- Open Plan Lounge/Kitchen
- Spacious Double Bedroom
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- All furniture & White Goods included
- EPC – Band D



#### **Entrance Hallway:**

Laid to laminate flooring, radiator, window, double storage cupboard which houses the boiler.

#### **Lounge/Kitchen:** Approx. 6.45m x 4.82m

Open plan with two front facing and two rear facing windows, two radiators and feature fire place with electric fire. The kitchen is fitted to modern base and wall units with coordinating worktops incorporating a 1½ stainless steel sink with mixer tap, gas hob, built in oven and microwave, slimline dishwasher, pantry style pull out cupboard, island with storage space underneath, downlighters and laminate flooring.

#### **Bedroom:** Approx 3.6mx5m

Two windows with one rear facing and one front facing, radiator, downlighters and shelved alcove with storage underneath which houses the gas meter.

#### **Bathroom:** Approx 1.7m x 2.5m

Comprises three-piece white suite including a shower over P-shaped bath, chrome towel rail, front facing window, tiled to dada height, and extractor fan.







**Services:** Gas Central Heating and Double Glazing

**Fixtures & Fittings:** Carpets, blinds & light fittings.

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 8JZ

**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.