



28 William Street | Ferryden, Montrose | DD10 9RP

Offers Over £89,950

T. DUNCAN & CO.

Solicitors • Estate Agent





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Enjoying spectacular uninterrupted sea views from most rooms, this well presented two-bedroom maisonette offers a fantastic opportunity to acquire a charming coastal home within the popular village of Ferryden. The property is presented in move-in condition throughout and boasts a modern fitted kitchen, contemporary bathroom and two well proportioned double bedrooms. Arranged over two levels, the accommodation is bright and spacious, with the outstanding sea views providing a stunning backdrop to everyday living.

Ferryden is a picturesque and historic fishing village situated on the southern banks of the River South Esk, directly opposite the popular coastal town of Montrose. Renowned for its strong sense of community, maritime heritage and breathtaking coastal scenery, the village offers a peaceful lifestyle whilst remaining within easy reach of a wide range of amenities. Montrose is just a short distance away and offers an excellent range of amenities including supermarkets, independent shops, cafes, restaurants, healthcare facilities and leisure pursuits.

With its attractive coastal location, exceptional sea views and well-maintained accommodation, this delightful property is ideally suited to first-time buyers, those looking to downsize, buy-to-let investors or purchasers seeking a holiday home or Airbnb investment in a sought-after seaside location.

- Two Storey Maisonette
- Lounge
- Kitchen/Dining
- 2 Bedrooms
- Bathroom
- GCH & DG
- Communal Garden
- EPC Band C



Hallway:

UPVC and glazed exterior door. Double glazed window.

Kitchen/Dining Room

Approx. 2.70m x 4.85m (8'10" x 15'11")

A beautifully presented kitchen fitted with a range of modern wall and base units incorporating an integral gas hob, double electric oven and extractor hood. Integrated appliances include a washing machine, fridge and freezer. A breakfast bar is perfectly positioned to take advantage of the outstanding uninterrupted sea views. Additional features include a cupboard housing the Worcester combi boiler and a useful understair storage cupboard. Ample space is available for a dining table and chairs, making this an ideal space for both everyday living and entertaining. Double glazed windows to the front and rear provide an abundance of natural light.

Lounge

Approx. 2.67m x 4.85m (8'9" x 15'11")

A bright and spacious public room with dual-aspect double glazed windows, one of which frames breathtaking uninterrupted views across the sea. The generous proportions provide ample space for a range of lounge furnishings, creating a comfortable and inviting living area.

Bathroom

Approx. 2.26m x 1.73m (7'5" x 5'8")

A contemporary bathroom fitted with a three-piece white suite comprising WC, wash hand basin set within a vanity unit, and bath. The room is enhanced by a raindrop shower over the bath with glass shower screen, attractive wet wall panelling, a heated towel rail and a further co-ordinating storage unit. A frosted double glazed window provides natural light and ventilation.



Upper Landing:

Double glazed window enjoying uninterrupted sea views.

Bedroom 1:

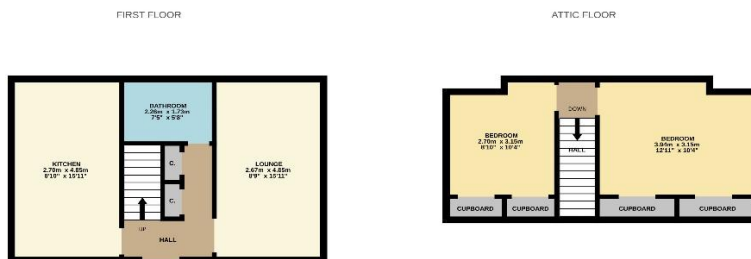
Approx. 3.94m x 3.15m (12'11" x 10'4")

Double bedroom with double glazed window enjoying outstanding uninterrupted sea views. Triple wardrobe into eaves with shelving and hanging rail.

Bedroom 2:

Approx: 3.15mx2.7m (8'10 x 10'4)

Another double bedroom with double glazed window again enjoying outstanding uninterrupted sea views. Double mirror fronted wardrobe into eaves with shelving and hanging rail.



While every attempt has been made to ensure the accuracy of the floorplan information, the architect, designer, contractor and other third parties are not responsible for any errors, omissions or mis-statements. This plan is for information purposes only and should be used as such by any prospective purchaser. The architect, designer and contractor cannot be held liable and no guarantee can be held for any errors or omissions. Call the agent.

External

The property benefits from a fully enclosed communal garden, accessed via steps and laid with paving stones. This space has been exclusively enjoyed and carefully maintained by the current owner for over 25 years, with no other residents making use of the area during that time.



Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Carpets, floorcoverings and blinds

Local Authority: Angus

Council Tax Band: A

Post Code: DD10 9RP

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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