



8 Rossie Terrace, Ferryden, Montrose | DD10 9RX

Fixed Price £80,000 (HR VAL £85,000)

T. DUNCAN & CO.
Solicitors • Estate Agents





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Situated within the popular coastal village of Ferryden, this well-presented main door two-bedroom apartment offers bright, modern accommodation with attractive rooftop views towards the sea, making it an ideal purchase for first-time buyers, downsizers, investors or those seeking a coastal retreat.

The property has been well maintained by the current owner and offers a spacious open-plan kitchen, living and dining area, a modern shower room and two double bedrooms, both benefiting from fitted wardrobes. Further features include gas central heating, double glazing throughout and white goods within the utility room, which are included in the sale (no warranties given).

The open-plan living space is flooded with natural light from the front-facing windows, which enjoy pleasant views towards the sea, creating an appealing backdrop to everyday living. Externally, the property benefits from a garden area to rear which is shared between 4 properties with each property using a specific area of garden. The garden used by number 8 is enclosed with an area of artificial grass and patio.

Ferryden is a charming and historic fishing village located on the southern side of the River South Esk, just across the bridge from Montrose. Montrose provides an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities, leisure amenities and a mainline railway station offering convenient links to Aberdeen, Dundee and Edinburgh..

- Main Door Upper Floor Apartment
- Open Plan Lounge/Kitchen/Dining
- Utility Room
- 2 Double Bedrooms
- Shower Room
- GCH & DG
- Communal Garden
- EPC Band C



Entrance Vestibule/Utility Room –

UPVC exterior door. Door into Lounge. Double glazed picture window enjoying open outlook over the garden ground. Further frosted double glazed window. Plumbing for automatic washing machine. Space for tumble dryer.

Open Plan Kitchen/Living Room – Approx. 5.15m x 3.80m (16'11" x 12'6")

The property benefits from a bright and spacious open-plan kitchen, living and dining area. The modern fitted kitchen features double-glazed window to the front, enjoying roof top views towards the sea. There is space for a fridge freezer, which is included in the sale (no warranties given), together with an electric oven, hob and extractor hood. The kitchen is complemented by tiled splashbacks, inset downlighters and a fitted blind.

The lounge area enjoys excellent natural light from a double-glazed window again enjoying roof top views towards the sea. There is a hatch providing access to loft storage space, together with a cupboard housing the gas combi boiler, which has been regularly serviced. A further cupboard contains the electric meter and provides useful shelving and storage.

Shower Room – Approx. 2.00m x 1.87m (6'7" x 6'2")

Fitted with a modern three-piece suite comprising a WC, wash hand basin and corner shower cubicle. Additional features include a heated towel rail, double-glazed frosted window, inset downlighters and extractor fan.

Bedroom One – 3.14m x 2.48m (10'4" x 8'2")

A generous double bedroom with a double-glazed window enjoying views towards the sea. The room further benefits from a built-in double wardrobe.



Bedroom Two – 3.03m x 2.49m (9'11" x 8'2")

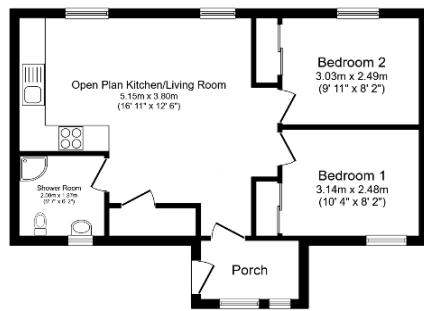
A further double bedroom featuring mirrored-fronted double wardrobes and a double-glazed window to the rear.



Externally, the property benefits from a garden area to rear which is shared between 4 properties with each property using a specific area of garden. The garden used by number 8 is enclosed with an area of artificial grass and patio.

Floor Area

Approximate total floor area: 49.8 sq.m. (536 sq.ft.)



Floor Plan
Floor area 49.8 sq.m. (536 sq.ft.)

Total floor area: 49.8 sq.m. (536 sq.ft.)

This floor plan is for information purposes only. It is not drawn to scale. Any measurements, floor areas (including any other floor area), lengths and orientations are approximate. We make no guarantee. They cannot be relied upon for any purpose and do not form any part of any agreement. We hereby disclaim for any error, omission or misstatement. A party must rely upon its own inspection(s). Please refer to the Property Details.



Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 9RX

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 offerors 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.