



40a Castle Street | Montrose | DD10 8AG

Offers Over £77,000

(HR Valuation £85,000)

T. DUNCAN & CO.

Solicitors • Estate Agents





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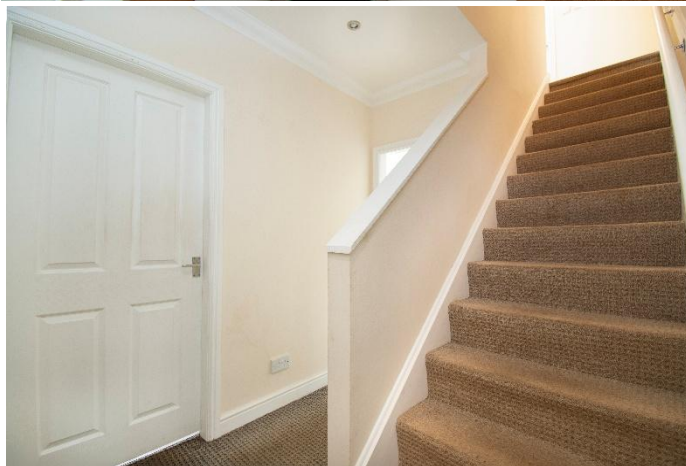
Offers Over £77,000 (HR Valuation £85,000)

Situated in the heart of Montrose, this well-presented two-bedroom maisonette offers bright and comfortable accommodation arranged over two levels, with the convenience of the town's excellent range of shops, cafés, restaurants, transport links and everyday amenities all within easy walking distance.

The accommodation comprises a spacious lounge, fitted kitchen, two well proportioned bedrooms and a modern bathroom featuring a contemporary P-shaped bath with shower over.

An excellent opportunity for first-time buyers looking to take their first step onto the property ladder, the property will also appeal to investors seeking a buy-to-let investment in a popular coastal town where demand for rental accommodation remains strong.

- Maisonette
- Spacious Lounge
- Kitchen
- 2 Bedrooms
- Modern Bathroom
- Communal Garden
- GCH & DG
- EPC Band C



Ground Floor

Entrance Hall.

Storage cupboard. Staircase to the upper floor.

Lounge

Approx. 4.30m x 4.20m (14'1" x 13'9")

A spacious principal reception room with ample space for lounge furniture and dining arrangements.

Two double glazed windows to front.

Kitchen

Approx 2.40m x 2.10m (7'10" x 6'11")

Fitted kitchen with modern base and high level storage units. Integral electric oven, electric hob and extractor. Space for fridge and plumbing for automatic washing machine. Double glazed window.



First Floor Landing

Providing access to all first-floor accommodation.

Bedroom 1

Approx. 4.10m x 3.20m (13'6" x 10'6")

A generous double bedroom with built-in storage cupboard.

Bedroom 2

Approx. 2.70m x 2.31m (8'10" x 7'7")

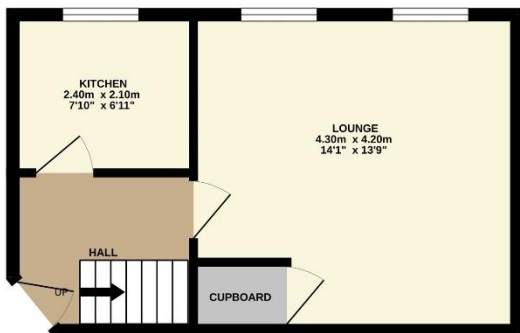
A well-proportioned second bedroom suitable for use as a guest room, nursery or home office.

Bathroom

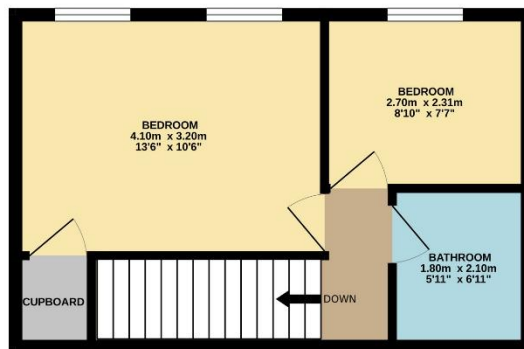
Approx 1.80m x 2.10m (5'11" x 6'11")

Comprising a modern three piece white suite incorporating P-shaped bath with mixer tap, wash hand basin and WC.

GROUND FLOOR
27.9 sq.m. (300 sq.ft.) approx.



1ST FLOOR
29.9 sq.m. (322 sq.ft.) approx.



TOTAL FLOOR AREA : 58.0 sq.m. (624 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services: Gas Central Heating

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10

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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