



86b Castle Street | Montrose | DD10 8AG

Offers Over £99,950

T. DUNCAN & CO.

Solicitors • Estate Agents







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**Offers Over £99,950**

Situated in central Montrose, this spacious three-bedroom apartment combines traditional charm with the convenience of a prime central location in the Town of Montrose. The coastal Town of Montrose is known for its rich heritage and natural beauty and offers easy access to a selection of local shops, supermarkets, pubs, and restaurants. In addition, the Town offers excellent transport links to nearby cities like Dundee and Aberdeen, making it an ideal choice for commuters or those who simply love to explore.

The subjects benefit from three generously sized double bedrooms, offering versatility and ample space for family living, double glazing throughout, gas central heating, high ceilings and many period features.

There is a communal area of garden to rear and large external cupboard which houses the modern gas central heating combi boiler. The washing machine and fridge freezer will be included in the sale (no warranties given).

This property is well-suited to a variety of buyers, including first-time buyers and those seeking a buy-to-let opportunity. Only through viewing can prospective buyers truly appreciate the spacious nature and excellent location of this apartment.

- Second Floor Apartment
- Modern Kitchen
- Spacious Lounge
- Dining Room/Bedroom 3
- 3 Double Bedrooms
- Bathroom
- Communal Garden
- EPC - C



**Lounge:** Approx. 4.8mx4.1m. Excellent sized public room with double glazed window to rear. Shelved alcove display. Laminate flooring. Satellite TV connection.

**Kitchen** Approx. 4.4mx2.6m. Spacious kitchen with base and high level storage units. Tiling to splashback. Plumbed for automatic washing machine. Integral electric oven and hob. Space for fridge freezer and microwave. Fridge Freezer and washing machine included (no warranties given).

**Bathroom:** Approx. 2.5mx2m. Three piece suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Tiling to bath height. Tiled floor.

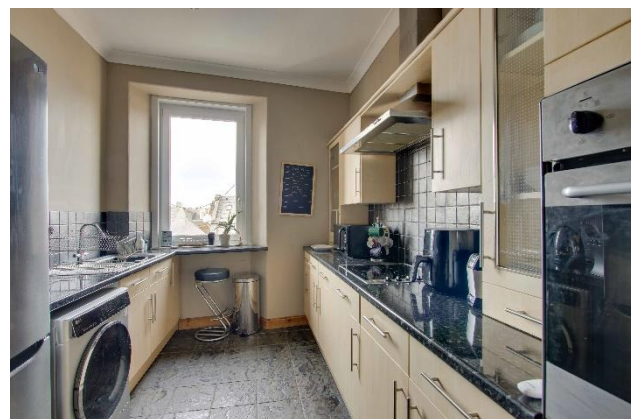
**Hallway:** All accommodation leading off, Inset halogen downlighters. Exterior door. Cupboard housing fuse box. Laminate flooring.

**Bedroom 1:** Approx. 4'1mx3'7m. Another excellent sized double bedroom with double glazed window to front. Ornate corncicing. Large shelved storage cupboard.

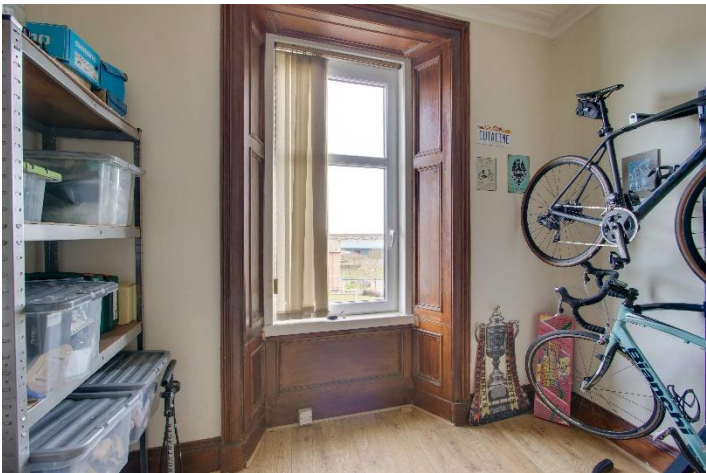
**Bedroom 2:** Approx. 4.1mx3.7m. Spacious versatile room which could also be utilised as a dining room. Double glazed window to front. Ornate corncicing and ceiling rose. Large Storage cupboard with shelving

**Bedroom 3:** Approx. 3.1mx2.9m. Double glazed window. Laminate flooring.

**Outside:** Storage cupboard housing gas central heating boiler. There is a communal area of garden and bin storage cupboard to rear.











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

**Fixtures & Fittings:** floorcoverings, blinds & light fittings

**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD10 8AG

**Viewing:** By arrangement through agent

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