



62 Union Street | Montrose | DD10 8PY  
Offers Over £62,000





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Close to the popular Mid Links area and within walking distance of both the beach and the town centre, this first floor flat enjoys a central location and benefits from gas central heating and double glazing. It would also be an ideal first time buy or buy to let investment.

**Tenancy Information:** The property is currently tenanted and is being sold with tenants in situ. The marketing photographs were taken prior to the tenants moving in and the property may not be representative of its current condition or presentation.

- First Floor Flat
- Lounge: 13' x 15'1 (3.98m x 4.61m)
- Kitchen: 7'6 x 8'8 (2.9m x 2.65m)
- Bedroom 1: 12'4 x 11'6 (3.76m x 3.52m)
- Bedroom 2: 8'06 x 11'1 (2.61m x 3.38m)
- Bathroom: 5'10 x 5'10 (1.08m x 1.08m)
- Front & Rear Gardens



The property is accessed through an external door leading to a stairwell shared with one other property. Entry into the property itself leads into the hallway which provides access to the lounge, bathroom and two bedrooms as well as a useful storage cupboard. The large bright lounge has a front facing window which overlooks the private garden. Leading off from the lounge, the kitchen is fitted with base and wall units. The cooker and washing machine are included in the sale. The spacious master bedroom is rear facing, overlooking the large private garden. It features laminate flooring and a storage cupboard. The bright second bedroom also overlooks the rear garden and is laid to carpet. The bathroom consists of a white three piece suite and benefits from an over bath electric shower and full tiling to the bath area.

Outside to the front of the property is a private garden laid to lawn and to the rear a good size enclosed garden also laid to lawn with wooden shed.



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

**Fixtures & Fittings:** Carpets, flooring & light fittings incl.

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 8PY

**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



**T. DUNCAN & CO.**  
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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 of their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.*