



53D HIGH STREET MONTROSE

Top floor 2 bedroom flat is situated within walking distance to most local amenities. Access is gained to the property via a mutual stairway leading from a common pend. The property is double glazed and has Kalirel Heating.

ACCOMMODATION: Hallway Lounge Kitchen 2 Bedrooms Bathroom
Cellar.

NEWLY REDUCED PRICE

FIXED PRICE: £63,000

Hallway: With wooden flooring. Radiator. Access to attic space. Wood panelling and dado rail. Matching skirtings and frames. Shelves linen cupboard.

Lounge:
3.09m x 3.43m Spacious room with window overlooking Montrose High Street. Wooden mantelpiece and marble hearth. Wooden flooring. Radiator. Electric points.

Kitchen:
2.55m x 2.93m Fitted kitchen with wall and base mounted units. Pine lined ceiling. Partial pine lining on walls. Tiled splashbacks. Vinyl flooring. Plumbed for automatic washing machine. Radiator. Ample electric points.

Bedroom 1:
3.11m x 3.04m Spacious double bedroom overlooking Montrose High Street with fitted double wardrobes. Radiator. Electric points.

Bedroom 2:
2.32m x 4.19m Double bedroom with fitted wardrobe. Radiator. Electric points.

Bathroom: With three piece suite and wall mounted shower. Vinyl flooring. Partially tiled. Wood panelling.

Cellar: Storage space housing tumble dryer.

Viewing & Enquiries
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Note: These particulars are for guidance only and are not warranted. All measurements are approximate.

Ref: LMc/SW

