



1 MILL LANE MONTROSE

Bright and spacious 2 bedroom upper floor flat, located within walking distance of Montrose High Street. This property has been fully modernised with a newly fitted kitchen and bathroom. Communal rear garden with drying green and shed. GCH and double glazing.

ACCOMMODATION: Entrance Hallway, Kitchen, Lounge, Bathroom, 2 Bedrooms, Communal Garden.

FIXED PRICE: £80,000

Staircase leading to entrance hallway

Entrance Hallway: Leading to all accommodation. Wood effect laminate flooring. Deep storage cupboard housing Worcester boiler. Radiator. Television point.

Lounge:
8.45m x 6.76m Spacious lounge with double windows overlooking communal garden. Wood window sills and dado rail. Radiator. Telephone and television points.

Kitchen:
3.97m x 3.51m Newly fitted modern kitchen with a range of base and wall mounted units with beech doors. Black marble effect work surfaces and matching splashbacks. Integrated hob, oven and extractor hood. Wood effect flooring. Stainless steel sink. Radiator. Fridge freezer and washing machine subject to negotiation.

Bedroom 1:
3.6m x 3.36m Spacious double bedroom with large windows overlooking the communal garden. Integrated double wardrobes. Television point. Radiator.

Bedroom 2:
3.01m x 2.91m Large windows overlooking Mill Lane. Integrated wardrobe. Television point. Radiator.

Bathroom:
1.9m x 1.92m Newly fitted bathroom with white two piece suite. Built in Marbella power shower with wet wall. Matching splashbacks. Radiator. Spot lighting. Window facing onto Mill Lane.

Outside: Communal garden partially laid to lawn. Drying area. Communal shed with padlock.

Viewing & Enquiries

Watts Solicitors LLP
55 High Street
MONTROSE, DD10 8LR
Telephone: (01674) 673444
www.wattssolicitors.com

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

Ref LMc/SW

