



97 HIGH STREET MONTROSE

Watts are pleased to offer for sale two bedroom flat in the centre of the town. Ideal property for first time buyer or as a buy to let investment.

ACCOMMODATION: Lounge Kitchen 2 Bedrooms Bathroom

NEW

OFFERS IN THE REGION OF £62,000

Entrance Hallway:	Leading to all accommodation.
Lounge: 4.15m x 5.93m	Generally proportioned lounge. Triple windows providing an abundance of natural light. Spotlighting. There is a storage cupboard providing storage space. T.V. point.
Kitchen: 2.09m x 3.36m	Fitted with range of base and wall mounted units. Electric oven hob and extractor hood.
Bedroom 1: 3.12m x 3.40m	Complete with walk-in wardrobe. Spotlighting.
Bedroom 2: 3.63m x 1.97m	Spotlighting.
Bathroom: 2.01m x 1.72m	Fitted with white three piece suite. Tiled to dado height. Power shower over bath. Spotlighting.
<u>Viewing & Enquiries</u>	Watts Solicitors LLP 55 High Street MONTROSE, DD10 8LR Telephone: (01674) 673444 www.wattssolicitors.com
<u>Note:</u>	These particulars are for guidance only and are not warranted. All measurements are approximate.

Ref: Neil Wheat/Sheila West