



5 RIVER STREET MONTROSE

Attractive ground floor flat situated close to Montrose town centre and other local amenities. The entire property has recently been decorated to a high standard including newly fitted modern kitchen. The property benefits from double glazing and GCH.

ACCOMMODATION: Lounge Kitchen 2 Bedrooms Bathroom Cellar

NEW

OFFERS OVER: £95,000

5 River Street Montrose

Solid wooden door leading to entrance hallway
With laminate flooring which continue
throughout the whole property.

Hallway:

Provides access to all accommodation. There is a deep storage cupboard in the hallway providing ample storage space.

Door leading downstairs to generously sized cellar.

Lounge:

4.79m x 3.82m

Modern and bright with large window providing views to the front of the property. Laminate flooring. Fireplace with marble hearth and wooden surround with electric fire. Radiator. Electric points.

Kitchen:

4.95m x 3.03m

Beautifully fitted kitchen with large area perfect for dining table and chairs. Ample room for large fridge freezer or other storage. Fitted base and wall units with feature glass inserts. Stainless steel sink. Marble effect worktops and tiled splashbacks. Integrated hob and oven with extractor hood. Wood effect laminate flooring. Electric points. Window facing to the rear of the property. Cupboard housing gas meter.

Bedroom 1:

3.08m x 3.34m

Front facing double glazed window. Built in wardrobe spanning an entire walls length, providing generous hanging and storage space. Wood effect laminate flooring. Radiator. Electric points.

Bedroom 2:

3.06m x 3.0m

Window facing rear of the property. Two double built in wardrobes. Wood effect laminate flooring. Spotlight. Radiator. Electric points.

Bathroom:

2.22m x 1.78m

Fitted with beige three piece suite with power shower over the bath. Glass screen. Partially tiled. Laminate flooring. Storage shelving. Radiator.

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Outside: Easily maintained area of garden to the front of the property.

Viewing & Enquiries

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

Ref: Lynsey McLeod/Sheila West

