



### 3 MARINE HOUSE, MONTROSE

#### Description

A well presented and spacious first floor apartment situated in a sought after area close to Montrose Town centre and local amenities. The property benefits from GCH, D/G and private parking

**Accommodation:** Hallway Lounge Kitchen Utility Room Diningroom 2 Bedrooms Bathroom.

IN THE REGION OF £115,000

**NEW**

Communal carpeted entrance hallway.  
Large storage room with shelving power and light.

**Entrance Hallway:**

Double storage cupboard with shelving and hanging rail. Two smoke alarms. Two radiators. Integrated feature terrarium/fish tank. Wall lights. Large walk-in laundry cupboard with power and light. Plumbed for automatic washing machine. Shelving. Further walk-in storage cupboard with overhead attic space. Ample power points.

**Lounge:**  
**5.24m x 3.41m**

Spacious room with original ceiling cornicing. East facing window. Feature fireplace with marble hearth and electric fire insert. Phone point, T.V. point and electric points. Radiator. Carpet.

**Kitchen:**  
**3.71m x 2.45m**

Fitted kitchen with wall and base units and Wooden worktops. Display shelving. Integrated electric oven and microwave. Gas hob and extractor hood. Stainless steel sink unit with food waste disposer. Breakfast bar seating area. Partial tiling. Ample power points. Phone point. Radiator. Carpet. Window to the side of the property. Serving hatch to diningroom.

**Diningroom:**  
**2.89m x 1.41m**

Ample space for dining table and chairs. Shelved alcove. Dimmer switch. Radiator. Carpet.

**Utility Room:**

Housing new Worcester boiler. Shelving.

**Bedroom 1:**  
**4.32m x 3.26m**

Large double bedroom. Radiator. Power points. Carpet.

**Bedroom 2:**  
**2.45m x 4.31m**

Double bedroom currently used as a study. Window to the side of the property. Integrated wardrobe currently used as display shelving. Phone point and power points. Carpet.

**Bathroom:**

**2.7m x 2.75m**

Spacious bathroom with large walk-in shower cubicle housing electric shower. 4 piece white suite including bidet. Wall mounted mirror with shaver light above. Partial tiling. Pine lining. Linen cupboard.

**Outside:**

Single garage with shelving. Wired for battery power. Communal garden area laid to lawn. Drying area. Bin store area.

**Note:**

**All furnishings can be included subject to negotiation.**

**For Viewings & Enquiries**

Watts Solicitors  
55 High Street  
MONTROSE DD10 8LR  
Telephone : (01674) 673444

**Website:**

Full details of all our properties can be downloaded from [www.wattssolicitors.com](http://www.wattssolicitors.com) and click on property for sale.

**Note:**

In the event of a closing date being declared the seller(s) shall not be bound to accept the highest or any offer.

**These particulars are for guidance only and are not warranted.**





**Lounge**



**Diningroom**



**Kitchen**



**Bedroom 1**



**Bedroom 2**



**Bathroom**