



97E HIGH STREET MONTROSE

Description

Watts are pleased to offer for sale this spacious one bedroom cottage style accommodation in the centre of the town. Ideal for first time buyer or as a buy to let.

Accommodation: Entrance Vestibule Lounge Fitted kitchen Bathroom
1 Double bedroom

FIXED PRICE: £56,000

Vestibule:	UPVC door giving entrance to hallway. Shelved cupboard housing boiler.
Lounge: 3.39m x 5.36m	Spacious room with Radiator. T.V. point. Newly fitted carpet. Cupboard under window housing meters. Spotlights. Smoke alarm.
Kitchen: 1.81mx 2.39m	Fully fitted kitchen with base and wall mounted oak effect units and marble effect work surfaces. Tiled splashback. Integrated cooker and hood. Integrated fridge. Plumbed for washing machine. Spotlights. Radiator.
Bedroom 1: 3.46m x 2.39m	Large double window. Radiator. Ceiling spotlights. Electric points.
Bathroom:	White three piece suite with electric shower over bath. Glass screen. Partial tiling. Wall mounted shelving and storage. Tiled flooring.
<u>For Viewings & Enquiries</u>	Watts Solicitors 55 High Street MONTROSE DD10 8LR Telephone : (01674) 673444
<u>Website:</u>	Full details of all our properties can be downloaded from www.wattssolicitors.com and click on property for sale.
<u>Note:</u>	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.