

13C, Castle Place, Montrose,
Angus, DD10

Offers Over: £58,000

Tenure: Freehold



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Council Tax Band: A

EPC Rating: F

BELOW HOME REPORT VALUE.

Spacious, attractive and centrally located two bedroom flat with great views offering a great opportunity for first time buyers and buy to let investors.

Description

This top floor flat is set in the centre of Montrose has excellent views to each direction over across the town and the Montrose basin. The accommodation within the property comprises: hall, dining kitchen, living room, bathroom and two bedrooms. The property benefits from neutral décor throughout, double glazing and electric heating, and being on the top floor it is also very quiet. Located close to the Montrose town centre within a close proximity to all local amenities.

Hallway

As you enter the property there is a spacious entrance hallway with room for leaving shoes and coats and the hallway also leads you into the rest of the accommodation.

Dining Kitchen

The dining kitchen has a good range of wall and base units with worktops, stainless steel sink and a built in oven and a hob. There is also a freestanding fridge freezer, and a space for a washing machine. The kitchen also has room for a dining table and chairs.

Living Room

The living room is a front facing room which also has great views over the Montrose Basin.

Bedroom 1

Bedroom 1 is a good sized double bedroom with a front facing window enjoying lovely views towards the Montrose Basin.

Bedroom 2

Bedroom 2 is a double room with a built in storage cupboard and a rear facing window.

Bathroom

The bathroom consist of a electric shower over a bath, sink and a w.c. There is a window on the ceiling that lets natural light in and helps with ventilation.

External


There is a shared garden to the rear of the property which is mainly laid to lawn and there is a cellar for storage. To the front there is plenty of on street parking and in the surrounding areas.

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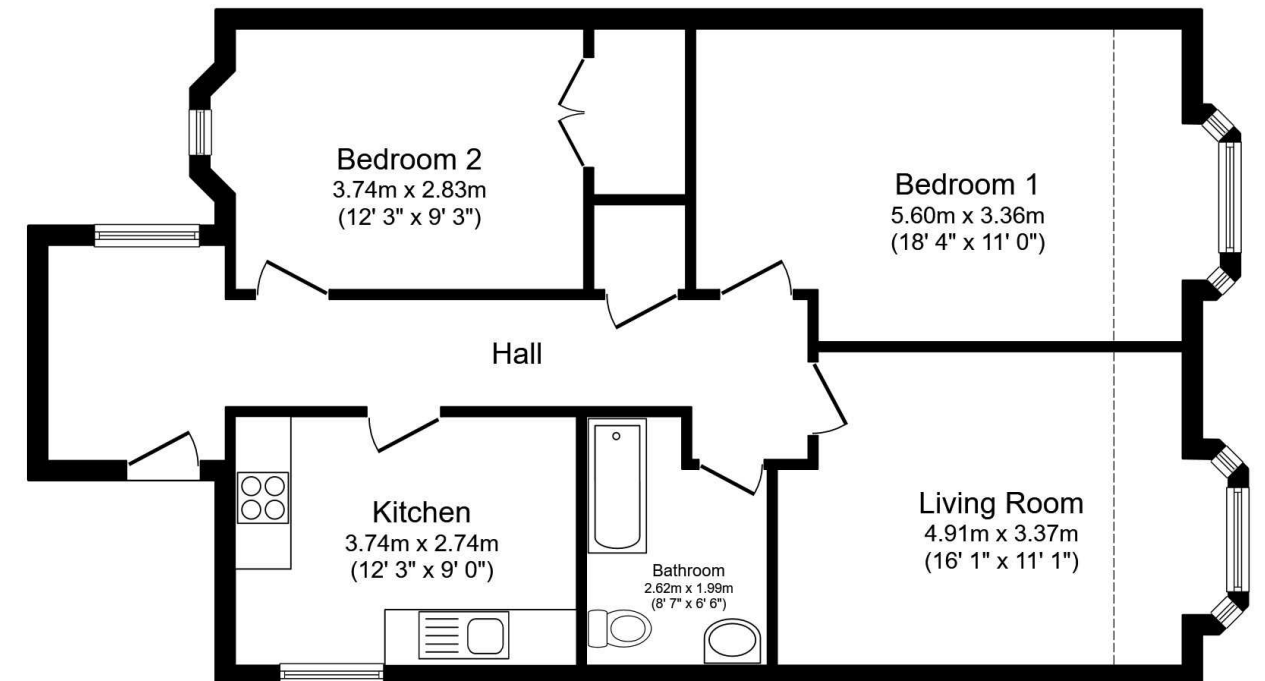
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For full EPC please contact the branch.



Total floor area 75.8 sq.m. (816 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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