

**Flat 1, 178 High Street,  
Montrose, DD10 8PH**


**Fixed Price  
£35,000**

ASPC ref : 325542

 1  1  1 45 m<sup>2</sup> EPC **D** Council Tax Band **A**



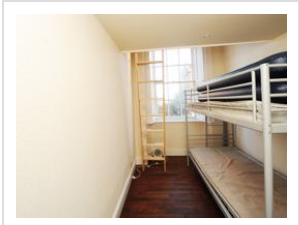
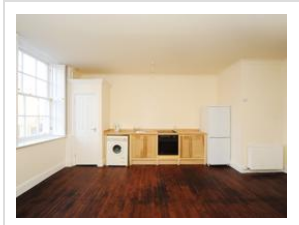
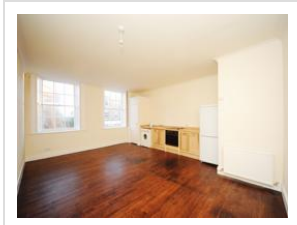
**Arrange a viewing**

 **01569 766166**  
(Aberdein Considine)

**Aberdein Considine**  
40 Allardice Street  
Stonehaven  
AB39 2BU

**Email:**  
ask@acandco.com

**Website:**  
<http://www.ACandCo.com>



Property features:



Enjoying a central location close to the many amenities in the popular coastal town of Montrose, we offer for sale this **1 Bedroom First Floor Flat** that has been fully upgraded by the present owners. With newly installed gas central heating and fitted windows with working shutters this property would make an excellent first time buy or buy to let investment. Retaining the original features and charm of any older property, it can be found to be in immaculate condition, decorated and finished to a very high standard with bright, neutral tones together with restored wood flooring and high ceilings. The property is entered via a communal hallway and comprises a welcoming hallway with two large storage cupboards. The naturally bright lounge is on open plan with the kitchen creating a generous space that is ideal for entertaining. A storage /airing cupboard houses the boiler. The bedroom has been cleverly adapted and fitted with a split level bed that makes the most of the space. Completing the accommodation is a well appointed bathroom fitted with a 3 piece suite and shower over the bath.

Accommodation

Entrance Hall 2.54mx2.24m

Lounge/Kitchen 6.9mx4.8m

Bedroom 3.2mx2.16m

Bathroom 1.68mx1.22m

From the direction of Aberdeen travel south on the A90 dual carriageway, taking the A92 coastal route at Stonehaven. Continue on this road into Montrose and travel through the town until onto the High Street. The property is located at the far end of the street on the right hand side across from the Bell Tower.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/325542/Flat-1--178-High-Street/Montrose/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 40, Chapel Street, Aberdeen AB10 1SP (Tel: 01224 632949). Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. ©Aberdeen Solicitors' Property Centre and Selling Solicitors.