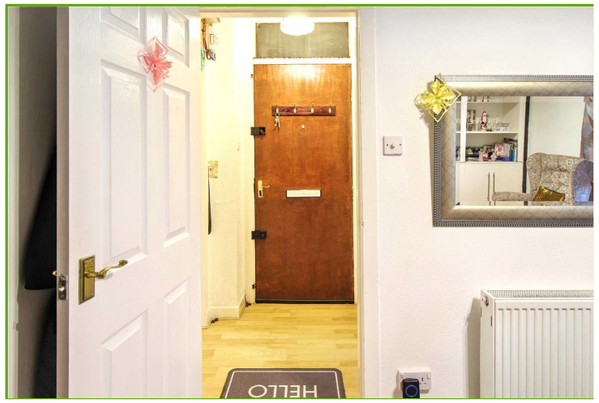
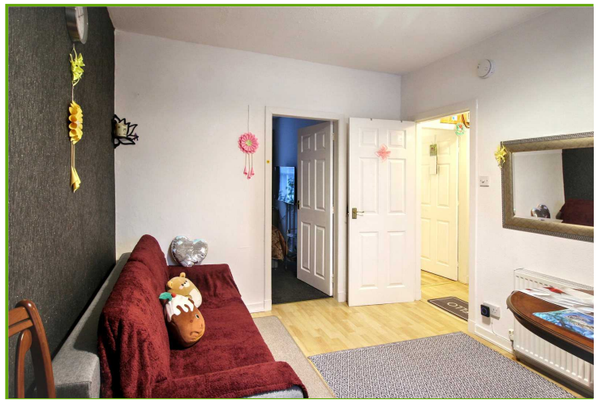
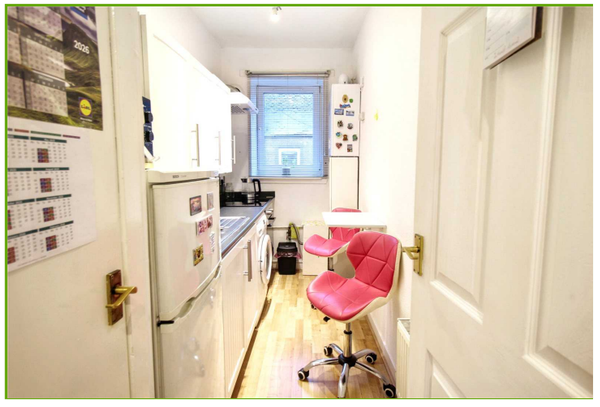


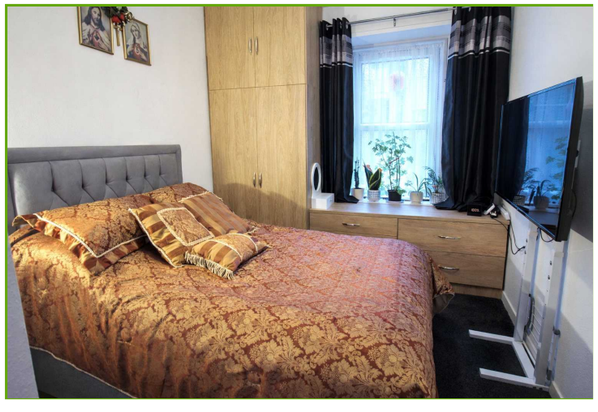














Flat 1, Victoria Street, Montrose,
Angus, DD10

Offers Over: £48,500

Tenure: Freehold

YOUR MOVE

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The Property Ombudsman

Flat 1, Victoria Street, Montrose, Angus, DD10

Offers Over: £48,500 Tenure: Freehold

Council Tax Band: A
EPC Rating: C

Well-presented one-bedroom first floor flat offering a practical layout with a bright living space. Ideal for first-time buyers or investors.

Description
This property offers a great opportunity for property investors, or first time buyers, to obtain a well looked after one bedroom flat. This property has comfortable living space for a single person or a couple. It is located within a walking distance from the shops and the train station. There is no onward chain. Viewings are recommended!

Entrance Hall
The entrance hallway which provides a practical welcome space and leads to the main living areas of the flat.

Kitchen
The modern kitchen offers a functional layout with space for appliances and storage, ideal for everyday cooking.

Bathroom
The bathroom comprises a three-piece suite including a bath with shower over, wash hand basin, and WC, providing a clean and practical space.

Living Room
Located straight ahead from the entrance hallway, the living room is bright and spacious with ample room for both lounge furniture and a dining table, as currently arranged by the owner - making it perfect for relaxing and entertaining.

Bedroom
The bedroom is accessed through the living room and benefits from good storage options, including a small built-in cupboard for additional storage.

External
The property benefits from a communal garden, along with a shed for storage. On the street parking can be found close by.

Location
The property is in a central location, just a walk away from shops and bus stops and the train station.

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All Measurements
All Measurements are Approximate.

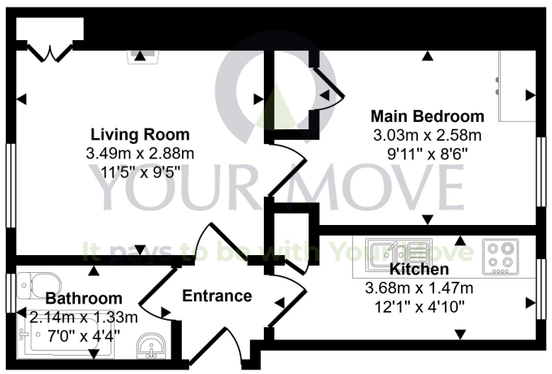
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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



For full EPC please contact the branch.

Approx Gross Internal Area
34 sq m / 371 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.