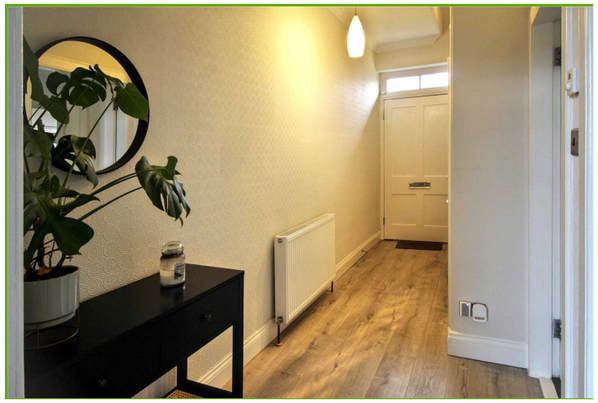
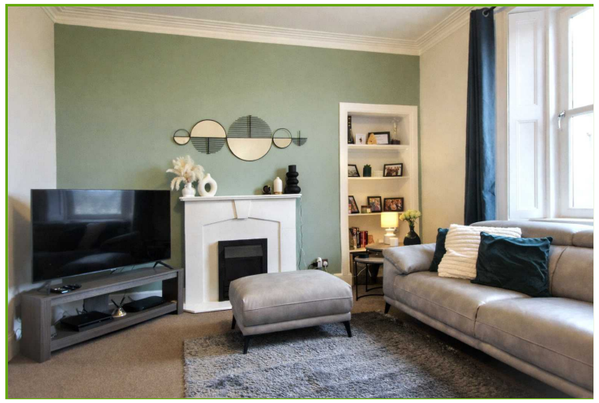
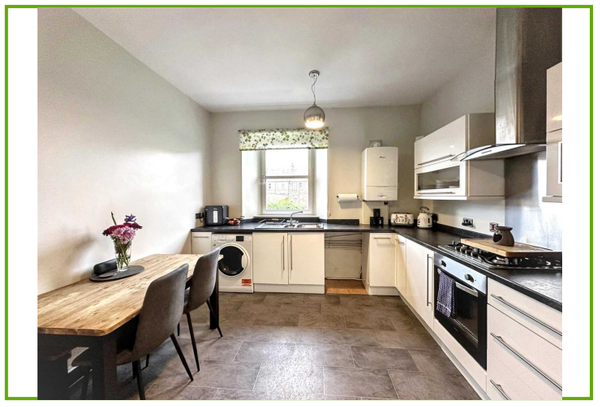


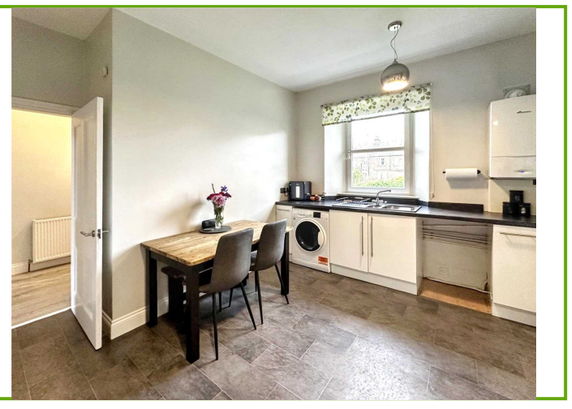














Palmerston Street, Montrose,
Angus, DD10

Offers Over: £115,000

Tenure: Freehold

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The Property Ombudsman

Palmerston Street, Montrose, Angus, DD10

Offers Over: £115,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: C

A modern and well-presented two-bedroom first floor maisonette arranged over two spacious levels. Ideal for first-time buyers, small families or investors.

Description
A modern and well-presented two-bedroom first floor maisonette, offering bright and spacious accommodation arranged over two levels. The property benefits from a neutral deco throughout, gas central heating, a gas fireplace in the living room, and a practical layout ideal for first-time buyers, small families or investors. The home also enjoys use of a private and communal gardens. The property is in a great location and is in walking distance to Montrose Academy, the sports centre, shops and transport.

Hallway
Situated on the first floor, the bright and spacious hallway provides access to the kitchen, living room and the second bedroom.

Kitchen
The kitchen is fitted with a good range of wall and base cupboards, providing excellent storage. It is equipped with a gas cooker and houses the boiler. There is ample worktop space for food preparation, creating a practical and functional cooking area. There is also space for a dining table and chairs.

Living Room
The living room is well-proportioned, offering good space for a range of furniture. The room benefits from an electric fireplace.

Bedroom 1
Located on the upper level, the main bedroom is a generous double room with space for wardrobes and additional furniture.

Bedroom 2
Situated on the first floor, the second bedroom is also a double room, slightly smaller than the main bedroom but still offering comfortable space for a double bed and additional furnishings.

Bathroom
Located upstairs, the bathroom comprises a suite including a bath, separate shower, wash hand basin and WC.

External
Externally, the property is accessed via an entrance to the rear of the building and benefits from a private and communal garden area.

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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.

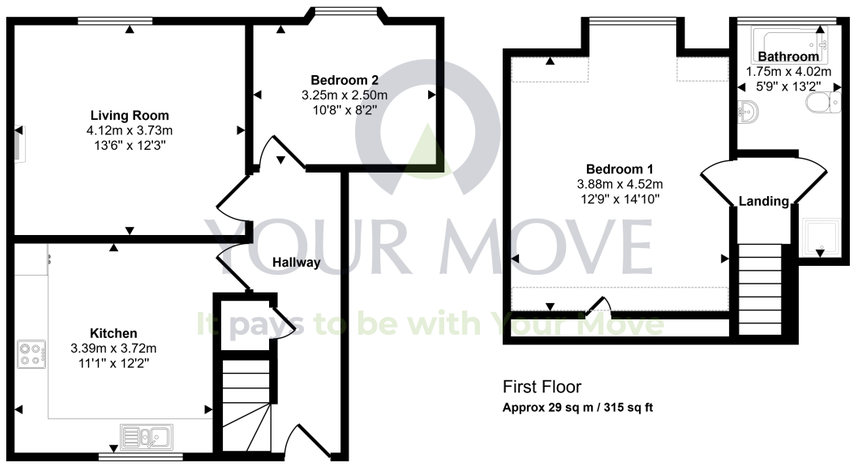
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

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.

Approx Gross Internal Area
77 sq m / 833 sq ft



YOUR MOVE
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Ground Floor
Approx 48 sq m / 517 sq ft

First Floor
Approx 29 sq m / 315 sq ft

Denotes head height below 1.5m

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.