



22E High Street, Montrose, DD10 8JL

Well-presented townhouse situated in the centre of the popular town of Montrose with a wide-range of amenities on the doorstep including shopping facilities, public transport and recreational facilities.

The property, which offers spacious accommodation over three levels benefits from double glazing and gas central heating, comprises: entrance hall with stairs leading to first floor landing. Modern kitchen with both wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, plumbing for automatic washing machine, oven, hob, extractor, storage cupboard and space for breakfasting table. First floor landing with stairs leading to upper hall and access to lounge/dining room. Well-presented lounge/dining room with both front and rear facing windows, laminate flooring, ample space for both dining suite and occasional furniture. Upper hall with access to bedroom one and two and bathroom. Bedroom one and two both benefit from Velux windows and laminate flooring. Bathroom fitted with three piece white suite comprising WC, wash hand basin and bath with shower over and Xpelair.

Externally there is a secured gate giving access to the property. This property would be ideal for a first time buyer or as a buy-to-let investment. Viewing is highly recommended.

- Well-Presented Townhouse
- Spacious Accommodation Over Three Levels
- Location Offers a Wide-Range of Amenities
- Entrance Hall
- Lounge/Dining Room
- Breakfasting Kitchen
- Two Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Viewing Highly Recommended
- EPC Rating C



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Room Dimensions

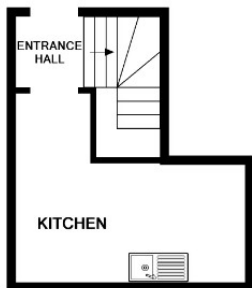
Lounge	17'11 x 15'8 (At Widest Point)	(5.46m x 4.78m (At Widest Point))
Breakfasting Kitchen	12'11 x 11'6 (At Widest Point)	(3.94m x 3.51m (At Widest Point))
Bedroom	11'6 x 8'8	(3.51m x 2.64m)
Bedroom	14'5 x 9'9 (At Widest Point)	(4.39m x 2.97m (At Widest Point))
Bathroom	6'6 x 5'6	(1.98m x 1.68m)



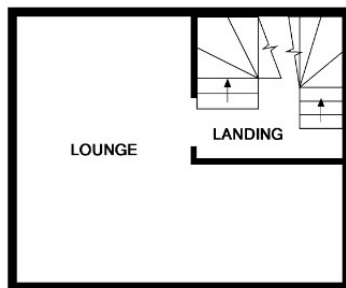
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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

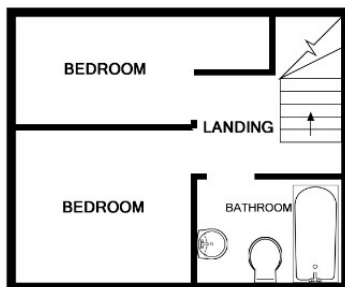
Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Illustrative only. Not to scale.

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