



6 Upper Craigo Street

| Montrose | DD10 8AT

**Thorntons**   
*Let's get a move on!*



| 6 Upper Craigo Street | Montrose | DD10 8AT

Offers Over £62,000



Impressive ground floor flat situated within a popular residential area convenient for shopping amenities, public transport and recreational facilities.

The property, which benefits from double glazing and gas central heating, comprises entrance hall with laminate flooring, glazed door leading to lounge, additional door giving access to bedroom and cupboard housing electrics.





Bright, attractive lounge with both front and side facing windows, feature fireplace incorporating electric flame effect fire, laminate flooring, shelved display recess and glazed door leading to kitchen. Modern kitchen with both wall mounted and base units, contrasting work surfaces incorporating sink unit and drainer, plumbing for washing machine, oven, hob and extractor. Please note fridge freezer, washing machine and dishwasher may be purchased by separate negotiation.

Bedroom with laminate flooring, double mirror fronted wardrobe, rear window and glazed door giving access to inner hall. Inner hall with walk-in storage cupboard and rear facing window. Bathroom fitted with two piece white suite comprising wash hand basin and bath, shelved cupboard and Xpelair. Cloaks WC fitted with white WC and window.

Externally there is a communal garden area to the rear which has been laid with easy maintenance in mind incorporating a variety of plants and shrubs and private outhouse. Viewing is highly recommended to appreciate this immaculate property.

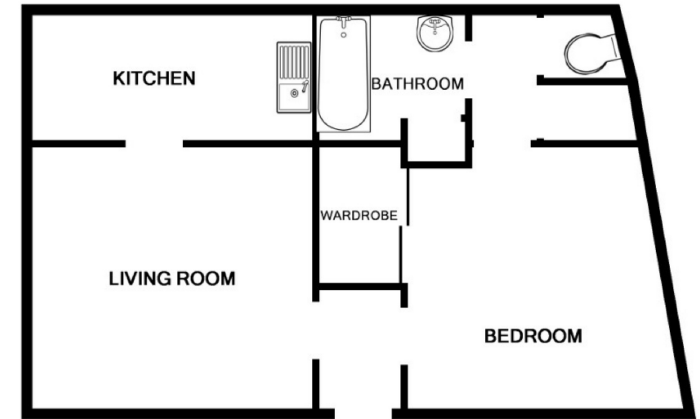
EPC: D



- Impressive Ground Floor Flat
- Hall, Lounge
- Kitchen
- Double Bedroom
- Bathroom
- Cloaks WC
- Double Glazing and Gas Central Heating
- Communal Garden
- Viewing Recommended
- EPC: D



Lounge	12'6 x 12'2 3.81m x 3.71m
Kitchen	12'3 x 5'9 3.73m x 1.75m
Bedroom	12'6 x 9'6 3.81m x 2.90m
Bathroom	6'9 x 5'6 2.06m x 1.68m
Cloaks WC	4'2 x 2'7 1.27m x 0.79m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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