



18a Carnegie Street

| Montrose | DD10 8RS

Thorntons 
Let's get a move on!



Spacious first floor maisonette with well appointed accommodation over two levels. This property is situated within a residential area convenient for recreational amenities, shopping facilities and public transport. The property which benefits from double glazing and gas central heating comprises: Entrance hall with stairs leading to upper floor, glazed door leading to kitchen. Kitchen fitted with both wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, integral appliances include oven, hob, extractor, dishwasher, washer/dryer, fridge and freezer, rear facing window overlooking garden. Inner hall with two storage cupboards and access to both bedroom one and bathroom. Bedroom one is located on the first floor with front facing window, free standing wardrobe which is included in the sale. Bathroom fitted with three piece white suite comprising WC, wash hand basin, bath with shower over, Xpelair and wall mounted medicine cabinet which is included in the sale.



Upper hall which is open plan to lounge/dining room, door giving access to bedroom two, Velux window and two storage cupboards. Bright attractive lounge/dining room with two rear facing windows overlooking garden, feature fireplace incorporating electric fire, ample space for both occasional furniture and dining table. Please note the furnishings within the lounge/diner may be purchased by separate negotiation. Bedroom two offers a bright room with rear facing window overlooking garden.

Externally there is a communal garden to the rear of the property and a private outhouse.

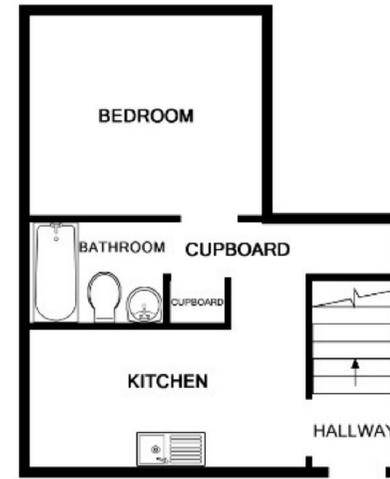
Viewing is highly recommended to appreciate this well presented home which would make an ideal first time purchase.



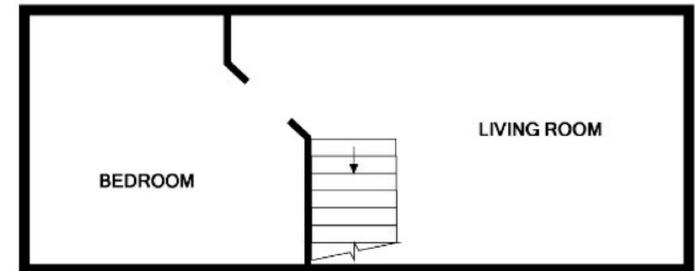
- Spacious First Floor Maisonette
- Entrance Hall
- Lounge, Kitchen
- 2 Bedrooms
- Bathroom
- DG, Gas CH, EPC E
- Communal garden to rear
- Ideal first time purchase
- Viewing highly recommended



Lounge/Dining Room	20'2 x 13'9 (at widest point) 6.15m x 4.19m (at widest point)
Kitchen	10'4 x 6'3 3.15m x 1.91m
Bedroom	11'1 x 9'6 3.38m x 2.90m
Bedroom	13'9 x 11'7 4.19m x 3.53m
Bathroom	6'11 x 4'8 2.11m x 1.42m



1ST FLOOR



2ND FLOOR

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.
Made with Metropix ©2019

aspc êspc fifêspc p̂spc t̂spc ŝpc



Thorntons
Let's get a move on!

T: 01674 673444

E: montrosea@thorntons-law.co.uk | www.thorntons-property.co.uk

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews

Thorntons is a trading name of Thorntons LLP. 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.