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Thorntons 
The right way to move



2 Bellevue Terrace

Ferryden | Montrose | DD10 9RY



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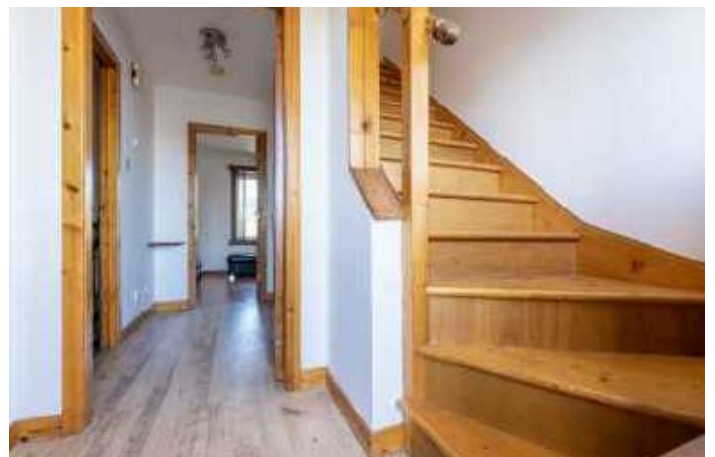
Offers Over £90,000

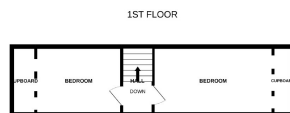
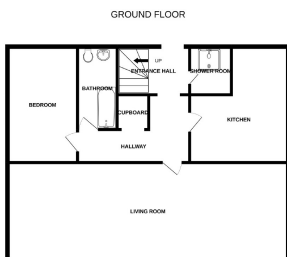
Attractive First Floor Maisonette situated within the popular village of Ferryden within easy commuting distance of Montrose which offers a wide range shopping amenities, public transport including train station and education facilities. The property which offers spacious living accommodation over two levels benefits from double glazing and gas central heating. Comprising Entrance Hall with carpet and laminate flooring, stairs leading to upper floor, front facing window. Lounge with feature fireplace, carpet, laminate flooring, rear facing Velux window with open outlook, open plan to dining room. Dining Room with two rear facing windows, laminate flooring, ample space for dining suite. Modern Dining Kitchen with both wall mounted and base units, contrasting work surfaces, matching breakfast bar, oven, grill, hob, extractor, plumbing for washing machine and dishwasher, front facing window. Bedroom One is located on the first floor, shelved recess, front facing window. Family Bathroom fitted with three piece suite, window. Shower Room with walk in cubicle, window. Upper Hall with access to bedrooms. Two additional Double Bedrooms with fitted wardrobes, storage and Velux windows. Externally there is a timber shed with electrics. Viewing is highly recommended. EPC - D.



- Spacious First Floor Maisonette
- Popular Residential Area
- Accommodation Over 2 Levels
- Hall, Lounge, Dining Room

- Dining Kitchen, 3 Bedrooms
- Bathroom, Shower Room
- DG; GCH: EPC - D
- Timber Shed With Electrics





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, walls, doors and other details are approximate and are not intended to be used for any purpose other than to provide a general indication of the layout and location of the property. The floor plan is not intended to be used as a guide for prospective purchasers. The services, contents and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency at the time of sale.

Lounge	16'5 x 9'1	5.00m x 2.77m
Dining Room	16'5 x 9'1	5.00m x 2.77m
Dining Kitchen	11'11 x 10'7	3.63m x 3.23m
Bedroom	15'9 x 13'1	4.80m x 3.99m
Bedroom	15'9 x 10'4	4.80m x 3.15m
Bedroom	13'0 x 7'5	3.96m x 2.26m
Bathroom	9'6 x 4'11	2.90m x 1.50m
Shower Room	3'10 x 2'6	1.17m x 0.76m

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.

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