



GROUND FLOOR FLAT – 1 BEDROOM

30 LOWERHALL STREET, MONTROSE

FIXED PRICE - £45,000



Recently added to the market, this flat, is situated in a central location in Montrose, within walking distance of all local amenities, local primary and Secondary schools.

This property would make an ideal first time purchase or investment property. The property benefits from, double glazing, gas central heating and fully enclosed rear garden.

The main front door leads into vestibule, with wall cupboard, housing electric meter. Internal door leading to hall and all accommodation, within the hall is a large under stair cupboard and a further cupboard with ample storage space. To the front of the property lies a spacious lounge with front facing bay window, providing natural light. The kitchen is situated at the back of the property with rear facing window, it's fitted with ample base and wall units, co-ordinating works surface and stainless steel sink with mixer taps. There is space for a cooker, fridge freezer and is plumbed for a washing machine. Wall cupboard houses Potterton comi boiler. The shower room with rear facing opaque window, houses a two piece white suite, and separate shower enclosure, housing electric mira shower. The bedroom has a rear facing window, fitted double wardrobe and further cupboard. The back garden is accessed by the bedroom. The garden is mainly laid to flag stones. At the rear of the garden is a wooden shed.



VIEWINGS

Appointments strictly through
Scott Alexander Solicitors.

Telephone:

Property Manager Laura Rose

Montrose 01674 673651

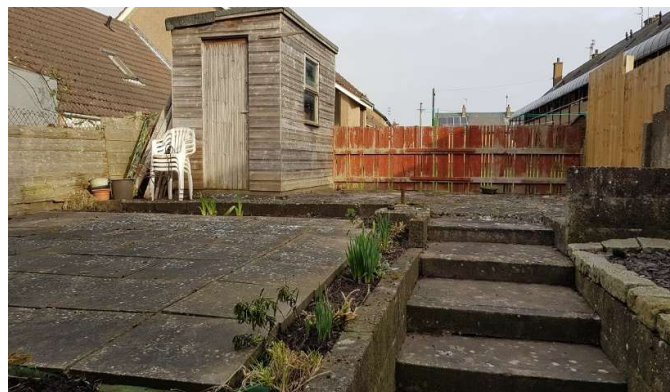
OFFERS OVER

FIXED PRICE £45,000

EPC RATING: C

GROUND FLOOR FLAT

LOUNGE (16ft10ins x 10ft9ins), KITCHEN (10ft1ins x 6ft3ins),
BEDROOM (13ft3ins x 7ft6ins), SHOWER ROOM (6ft8ins x 4ft5ins),
EXTERIOR: Rear enclosed Garden







Scott Alexander, Solicitors, 46 High Street, Montrose, for themselves and the sellers of this property whose agents they are, GIVE NOTICE that:-

(a) The Particulars and Plan (if any) are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an Offer or Contract;

(b) All descriptions, dimensions, references to conditions and necessary permissions for the use and occupation and any other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

and no assumption should be made that any of the contents shown are included in the sale.

(d) No person in the employment of Scott Alexander has any authority to make or give any representation or warranty whatever in relation to this property;

If there is any point which is of particular importance to any purchaser, the position should be confirmed with us in the first instance particularly if any purchaser is contemplating travelling some distance to view the property.

**TO ARRANGE A VIEWING CONTACT
OUR PROPERTY MANAGER**

Laura Rose on 01674 673651

