



Union Street, Montrose, Angus    **Fixed £105,000**









Union Street, Montrose,  
Angus

**Fixed £105,000**

### Property Description

Priced To Sell!!!!!! £25000 Below Valuation! A most attractive terraced property in a popular location convenient for the town centre, beach, train station and golf course. The accommodation comprises: spacious lounge/dining room, kitchen, 3 bedrooms (all with cupboards) and bathroom. There is double glazing, gas central heating and a patio garden to the rear. £10,000 below the home report valuation, this property is priced to sell! Viewing is essential to appreciate so contact us now! EPC Rating = Band D. DIMENSIONS (metres): Lounge/Dining Room 8.37 x 3.07 (narrowing to 2.42) Kitchen 3.2 x 2.41 Bathroom 2.17 x 1.95 Bedroom 3.26 x 2.9 Bedroom 4.31 x 2.9 Bedroom 3.33 x 1.96.

### Our View

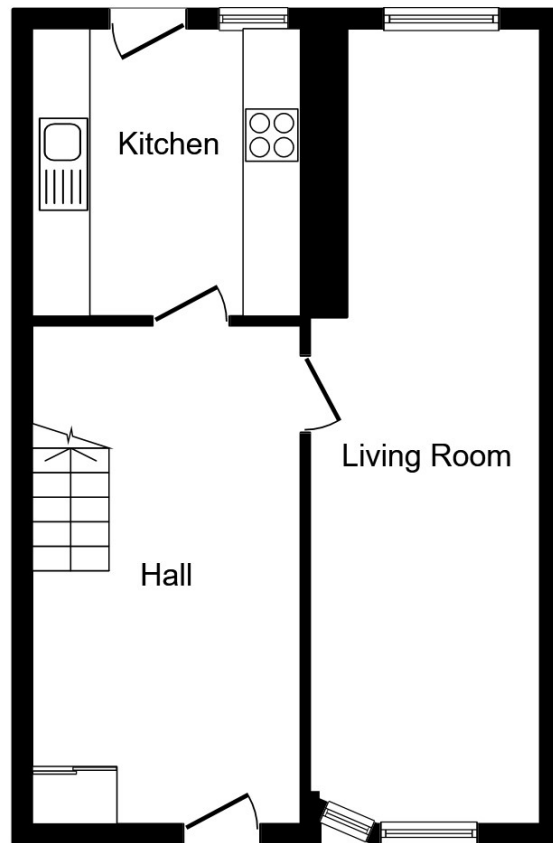
Great family accommodation in a convenient location at an affordable price!

### Location

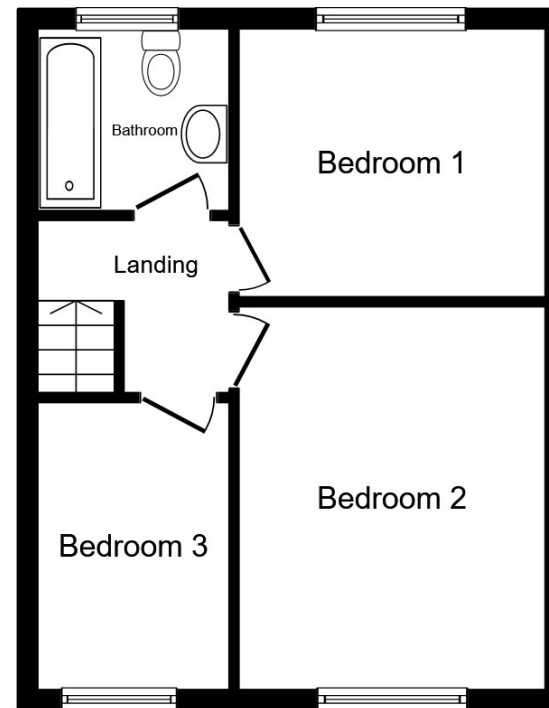
Montrose is situated on the East Coast within easy travelling distance of both Aberdeen and Dundee. The town and surrounding area offers an abundance of social and leisure pursuits for all age groups and is an excellent environment in which to live.



**Priced To Sell!!!!!!!!!!!!**  
**For full EPC please contact the branch**



**Ground Floor**



**First Floor**

**Total floor area 81.0 sq. m. (872 sq. ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Plan produced for Your Move. Powered by [www.focalagent.com](http://www.focalagent.com)

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Your Move is a trading name of [your-move.co.uk](http://your-move.co.uk), registered in England at Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne NE4 7YB (number 01864469).

51 Murray Street, Montrose, DD10 8JZ

01674 672979 \* [Montrose@your-move.co.uk](mailto:Montrose@your-move.co.uk)

\*Calls may be recorded and/or monitored for training and/or security purposes.

