




McEwan Fraser Legal
Solicitors & Estate Agents
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19 Baltic Street
MONTROSE, ANGUS, DD10 8EX



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A ONE BEDROOM, LOUNGE, KITCHEN AND SHOWER ROOM. IDEAL STARTER HOME OR INVESTMENT.



TRAIN LINKS



PLACES TO EAT



LOCAL AMENITIES



NEAR BARS



LEISURE FACILITIES



Montrose is a bustling coastal town with an ancient history, classic Georgian and Victorian architecture, a wide High Street with good shopping, and lots to offer. A former burgh in Angus, It is located twenty-six miles North of Dundee, thirty-eight miles South of Aberdeen and situated between the mouths of the North and South Esk rivers. With a population of just 19,000, this small attractive town benefits from a mainline railway station, museum, hospital, and sports facilities. Near the town is some fabulous coastline, the beach road heads down through the North sand dunes and onto the golf links. Further North and the cliffs of St Cyrus are home to a bustling colony of seabirds during the summer months. Montrose has a spectacular setting overlooking a two-mile-wide tidal lagoon - a wildlife sanctuary of international importance - and the town boasts the widest high street in Scotland, with picturesque closes leading to secluded gardens. Its port is still a centre for international trade, and it has grasped the opportunities presented by the development of North Sea oil and gas fields.

Excellent buy to let or first time purchase opportunity! This ground floor, own door, flat is currently tenanted but will be sold with vacant possession. The accommodation requires a little TLC and comprises lounge, bedroom, kitchen and shower room. There is a small communal area to the rear. The property is centrally located and demand for rentals in the area is high. You can expect gross Yield in the region of 8% making this an attractive investment opportunity.

SPECIFICATIONS

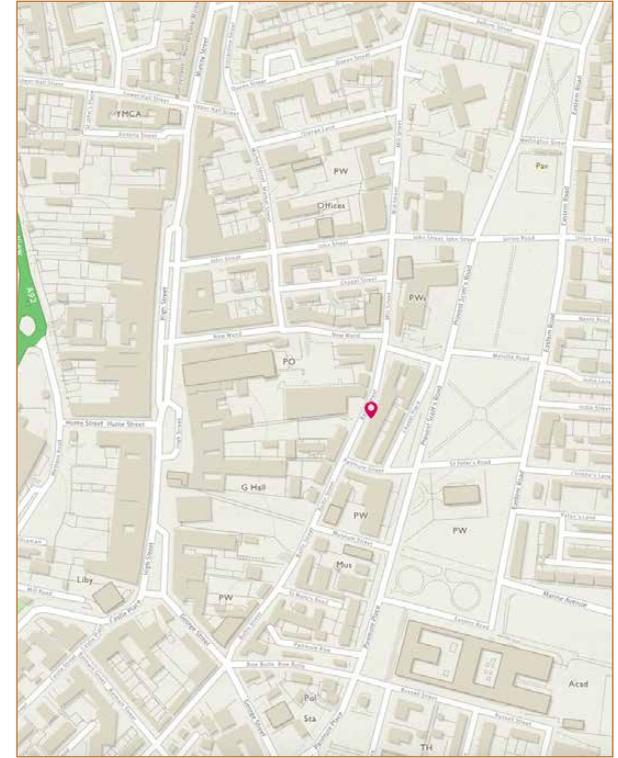
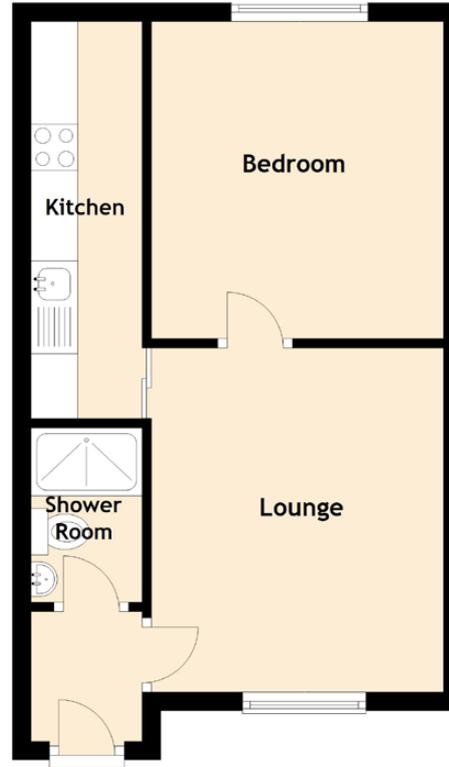
DIMENSIONS FLOOR PLAN LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	3.71m (12'2") x 2.97m (9'9")
Kitchen	4.13m (13'7") x 1.19m (3'11")
Bedroom	3.42m (11'3") x 3.13m (10'3")
Shower Room	1.88m (6'2") x 1.22m (4')

Gross internal floor area (m²): 32m²

EPC Rating: F




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Part
Exchange
Available

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