

11c Caledonia Street

MONTROSE, ANGUS, DD10 8HP



*FIRST FLOOR 3 BEDROOM FLAT WITH
BATHROOM & WC*



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McEwan Fraser Legal is delighted to present to the open market this superb opportunity, ideal for both first-time buyers and savvy investors alike. This spacious first-floor duplex apartment is nestled in a peaceful residential area, just a short stroll from the harbour and a variety of local amenities, offering both convenience and tranquility in equal measure.

Accessed from the rear of the building via a private external staircase, the apartment opens into a welcoming entrance hallway with stairs leading to the upper level. The lower floor offers a well-proportioned kitchen and breakfast room, ideal for everyday dining and entertaining. A bright and comfortable living room provides a relaxing space to unwind, while a handy downstairs WC adds to the practical layout.

The Property





Completing the lower floor is a generously sized double bedroom, offering flexible living accommodation or the perfect guest room.





Ascending to the upper floor, you will find two further spacious double bedrooms, both flooded with natural light and offering ample room for storage. A well-appointed family bathroom serves this level, along with additional built-in storage cupboards, enhancing the property's functionality.

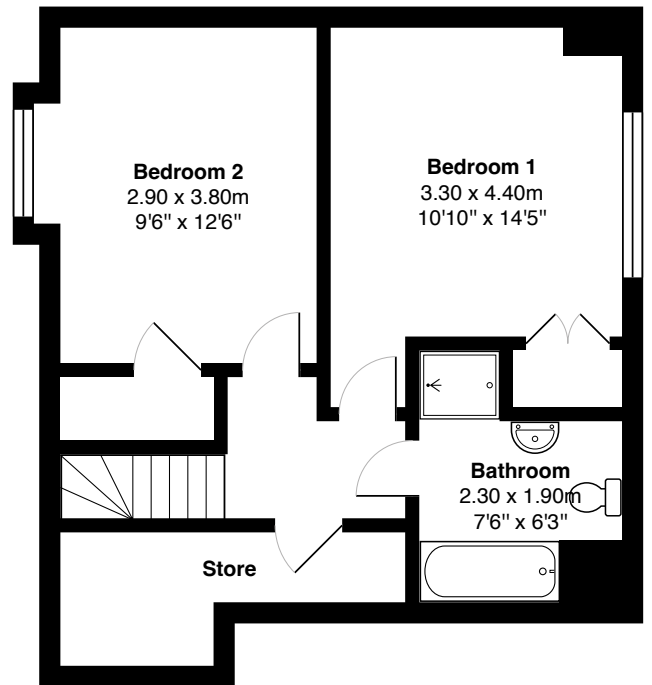
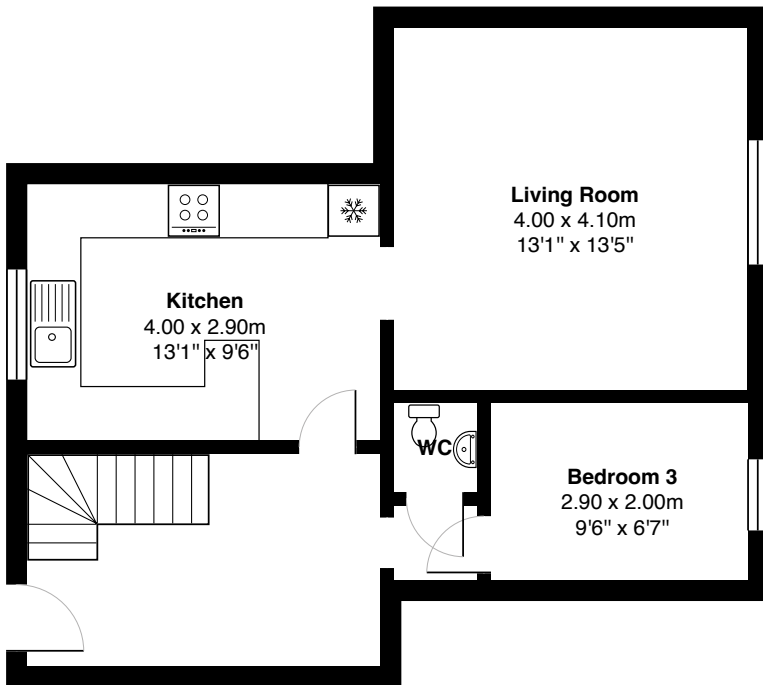




Bedroom 2







Gross internal floor area (m²): 88m²

EPC Rating: D

Floor Plan

The home benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. To the rear of the property, there is a shared garden area featuring a useful shed and drying space. On-street parking is available to the front, providing convenient access for residents and visitors.

This property offers excellent value for money and represents a fantastic opportunity to step onto the property ladder or expand a rental portfolio. Early viewing is highly recommended to fully appreciate the space and potential on offer.







Montrose is a charming coastal town located in Angus, nestled between Dundee and Aberdeen on Scotland's east coast. Rich in history and natural beauty, Montrose offers a fantastic blend of traditional character and modern amenities, making it a highly desirable place to live. The town is renowned for its stunning beach, stretching for miles along the North Sea, and the picturesque Montrose Basin – a tidal lagoon that serves as a vital nature reserve and haven for wildlife, particularly migratory birds. Outdoor enthusiasts are well catered for, with beautiful coastal walks, golf courses, and nearby countryside perfect for hiking and cycling.

Montrose boasts a vibrant town centre with a variety of independent shops, cafés, pubs, and restaurants, as well as essential services such as supermarkets, banks, and medical facilities. The town also benefits from excellent educational options, including well-regarded primary and secondary schools.

Transport links are strong, with Montrose railway station offering regular services to Aberdeen, Dundee, Edinburgh, and beyond, making it ideal for commuters. The A92 provides convenient road access along the east coast, while nearby airports in Aberdeen and Dundee expand travel options further.



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