



Seaview, 6 Morphie Farm | St Cyrus | Montrose |  
DD10 0AA

**T. DUNCAN & CO.**  
Solicitors • Estate Agents

Offers Over £270,000







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Commanding open views over the surrounding countryside towards the sea, Montrose and Scurdie Ness lighthouse, this individually designed detached villa occupies a superb elevated location. Designed by the current owner and built by award winning Dontay Contracts Ltd, this beautiful 4 bedroom, 3 bathroom home has been thoughtfully designed to take full advantage of its surroundings with patio doors from the lounge, and a balcony from the master bedroom both offering uninterrupted views. There is a large open plan lounge/dining area/kitchen, home office/4<sup>th</sup> bedroom, utility and shower room on the ground floor with double staircase leading to the master bedroom suite with shower room and a further two double bedrooms with adjoining shower room. Outside to the front of the house is a stone chipped driveway leading to a large raised deck, and to the rear a stone chipped parking area leads to a large lawned garden with mature trees.

- Individually Designed Villa
- Lounge/Dining/Kitchen:15'5 x 36'10 (4.72m x 11.25m)
- Utility:9'1 x 16'0 (2.77m x 4.90m)
- Study/4<sup>th</sup> Bedroom:8'0 x 7'5 (2.45m x 2.30m)
- Shower Room:5'9 x 6'4 (1.81m x 1.95m)
- Master Bedroom with Balcony:14'8 x 11'4 (4.50m x 3.48m)
- Shower Room:5'6 x 7'9 (1.70m x 2.40m)
- Bedroom 2:16'0 x 8'6 (4.88m x 2.62m)
- Bedroom 3:14'9 x 11'8 (4.54m x 2.62m)
- Bathroom:5'6 x 6'6 (1.70m x 2.0m)
- Wooden deck with open views
- Stone chipped driveway
- 2<sup>nd</sup> Stone chipped driveway
- Large lawned garden
- Oil central heating and Double Glazing





Entry is into a bright sunny open plan lounge/dining/kitchen which offers spectacular views from double patio doors, over the wooden deck, surrounding countryside towards the east coast, Montrose and Skurdie Ness Lighthouse beyond. Full of natural light, there are side facing windows, TV points, radiators, spotlights to the ceiling, an under stair storage cupboard and modern flooring flowing throughout, bringing together the lounge, dining area and kitchen.

The kitchen is fitted to modern base and wall units with coordinating work surfaces incorporating a 1½ stainless steel sink with mixer tap. There is an electric oven, combination microwave oven, induction hob with extractor hood above, integrated dishwasher, fridge and freezer. A large breakfast bar provides further seating and there is access to the utility room from the kitchen.





The utility is fitted to modern base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is plumbed space for an automatic washing machine, an area housing the oil central heating boiler, a shelved storage cupboard, spotlights to the ceiling, a radiator and a door giving access into the rear garden.

Study/4<sup>th</sup> bedroom has a side facing window, tv point and radiator.

The shower room has a three piece white suite with a vanity to the WC and wash hand basin area. There is a corner shower cubicle, finished with modern wet wall, which houses a power shower with hand held and deluge attachments. There is an expel air, spotlights and a heated towel rail.





Access to the upper floor is via two staircases from the lounge.

The first staircase leads to the master suite. Here the master bedroom has double doors leading out onto a balcony with stainless steel and glass balustrade. From here you can enjoy uninterrupted views over the surrounding countryside towards the east coast, Montrose and Skurdie Ness lighthouse beyond. The bedroom also has a side facing window, tv point, and radiator.

The shower room has a side facing Velux window and has a vanity unit to the wash hand basin and WC. There is a large walk-in shower enclosure housing a power shower with hand held and deluge attachments. This has a glass door and modern wet wall, spotlights to the ceiling, bathroom fitments and an expelair.





The second staircase leads to bedroom 2 and 3 and a bathroom.

Bedroom 2 is to the rear and has a doorway going access to an external rear stairway and into the rear garden. There is also a side facing window offering views over the surrounding countryside. There are two cupboards, one with hanging space, spotlights to the ceiling, a radiator and a tv point.

Bedroom 3 is side facing and has spotlights to the ceiling, a tv point and a radiator.

The bathroom is also side facing and comprises of a three piece white suite with a double ended bath, a vanity unit to the wash hand basin and wc, and a separate shower enclosure housing a power shower with hand held and deluge attachments and modern wet wall. There are spotlights to ceiling, a heated towel rail and bathroom fitments.





Outside as you approach the property there is access to the front and rear. To the front there is a stone chipped driveway giving parking for several cars. This leads to a raised wooden deck with ample seating, bbq or hot tub area. Here there is outside security lighting and double patio doors lead into the property. To the rear a stone chipped area gives additional parking and leads to a large lawned garden which is bordered by established trees.

### **DIRECTIONS**

From Montrose take the A92 coast road towards St Cyrus and turn left after crossing the North Esk River signposted Marykirk and Stone of Morpie. Travel approximately 2 miles taking the right turn into Morpie Farm with prominent eagles on the gate posts. Seaview is the last property on your left past the farm house and farm buildings.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Services:** Oil Central Heating & Double Glazing

**Fixtures & Fittings:** Carpets, curtain poles, blinds & light fittings included with some furnishings available by separate negotiation

**Local Authority:** Aberdeenshire Council

**Council Tax Band:** E

**Post Code:** DD10 0AA

**Home Report:** Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

**Viewing:** By arrangement through agent



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*N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T Duncan & Co has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients of their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.*