



4 Barns of Craig Steadings | Ferryden |  
Montrose | DD10 9TB

**FIXED PRICE £385,000**



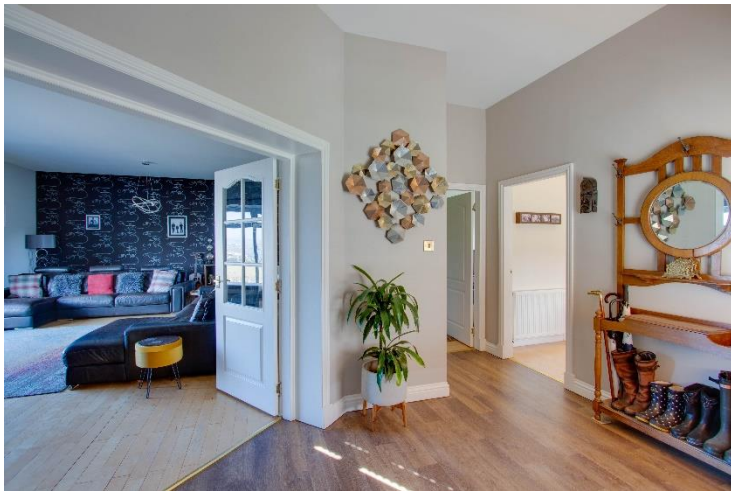


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This superior family home must be viewed to appreciate the size and location on offer which commands impressive open views over Ferryden and the harbour towards Montrose, Montrose Wildlife Basin and the Angus Glens beyond. Just minutes from Montrose, Barns of Craig Steadings offers its residents a quiet setting just on the outskirts of the fishing village of Ferryden. Set over two levels the house was designed to take full advantage of its surroundings and views with large picture windows and window seats in the lounge and dining room as well as many other rooms enjoying impressive open views. A versatile property which has the flexibility to have either 5 bedrooms or 4 bedrooms with 4 public rooms. The current owners have floored the entrance hallway, WC, utility, kitchen and dining room with Karndean and have also replaced the windows with triple glazing. The property has the benefit of electronically automated entry gate via the carport to a sheltered south facing garden with play, BBQ and firepit areas and additional secure parking for several cars. Some items of furniture can be purchased by separate negotiation.

- Lounge: 30' x 21'4 (9.21m x 6.54m)
- Kitchen: 16' x 11'7 (4.87m x 3.96m)
- Dining Room: 17'7 x 13' (5.38m x 3.96m)
- Utility: 6'2 x 8'7 (1.90m x 2.66m)
- WC: 5'2 x 8'5 (1.60m x 2.59m)
- Bedroom 5: 10'8 x 12'1 (3.28m x 3.70m)
- Bedroom 4: 10'3 x 16'9 (3.15m x 5.14m)
- Sitting Room: 19'4 x 17'7 (5.93m x 5.40m)
- Master Bedroom: 19'5 x 19' (5.94m x 5.80m)
- En-Suite: 4' x 11'8 (1.22m x 3.61m)
- Bedroom 2: 16'4 x 19' (5.00m x 5.82m)
- En-Suite: 5'10 x 7'4 (1.82m x 2.27m)
- Bedroom 3: 13'2 x 11'9 (4.03m x 3.63m)
- Family Bathroom: 9'1 x 11'8 (2.77m x 3.61m)
- Carport & Lock Block Driveway
- Enclosed South Facing Garden
- Oil Central Heating & Triple Glazing



Access to the property is via a carport with automated security entry gates which give vehicle access to a large lock block parking area and to the enclosed south facing mature garden. From here entry is into a spacious welcoming hallway which has Karndean flooring, ample storage cupboards and access to a conveniently located WC.

To the front commanding impressive open views over the surrounding farmland towards Ferryden and Montrose, Montrose Wildlife Basin and the Angus Glens beyond is an impressive generous size lounge with picture window, with window seat, and a rear facing window. Here there is a feature fireplace incorporating an electric fire, modern light fittings and TV and telephone points which are present in all public and bedrooms.

Also to the front is a generous size kitchen with dining area off. Here there are windows offering open views towards Montrose.

The dining area boasts open views from a large picture window with window seat and has ample room for a large family dining table.



The kitchen is fitted to wall and base units with a central island, all have co-ordinating work surfaces and splash backs and incorporate a stainless steel sink with shower mixer tap. There is a NEFF pyrolytic self cleaning electric oven, NEFF microwave oven, integrated fridge freezer and Blomberg dishwasher, and the island incorporates the hob with a stainless steel and glass hood above and seating area. Off the kitchen is the utility which is also fitted to base and wall units and there is plumbed space for an automatic washing machine, space for a tumble dryer and direct access to the garden.

The 4<sup>th</sup> Bedroom currently used as a recreation room is conveniently located on the ground floor and is adjacent to bedroom 5 perfectly placed for someone requiring ground floor accommodation. These rooms could be utilised interchangeably as an ideal sitting room and bedroom combination.



Enclosed within a turret, the staircase leads to a delightful upper hallway with access to further storage cupboards and into the loft space. Here there are double doors leading into a second lounge presently being utilised as an office/study which offers views to the rear and provides a quite delightful area for home working but could if needed revert to being an upstairs sitting room or provide an additional bedroom.

To the front is an exceptionally spacious master bedroom suite with two deep double shelved and hanging wardrobes with lights and access into the master en-suite with double shower enclosure, WC and wash hand basin.

Bedroom 2 is also front and rear facing and also has en-suite shower room as well as wardrobe space and ample room for further furnishings.

Bedroom 3 has a double shelved and hanging wardrobe with light and offers views towards Montrose.





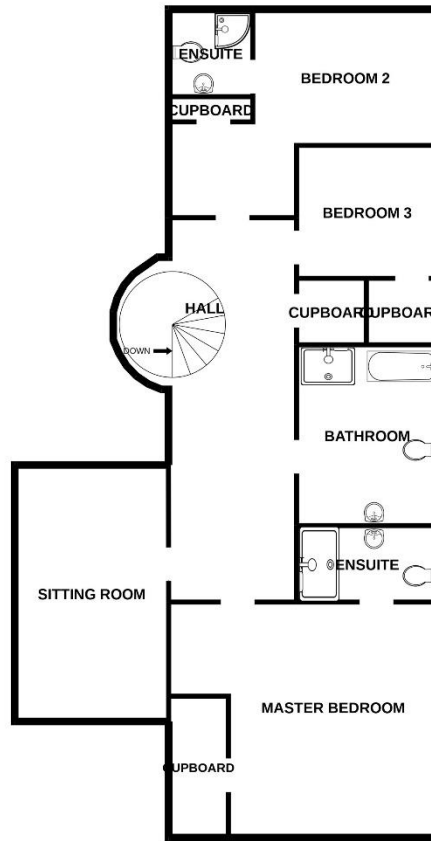
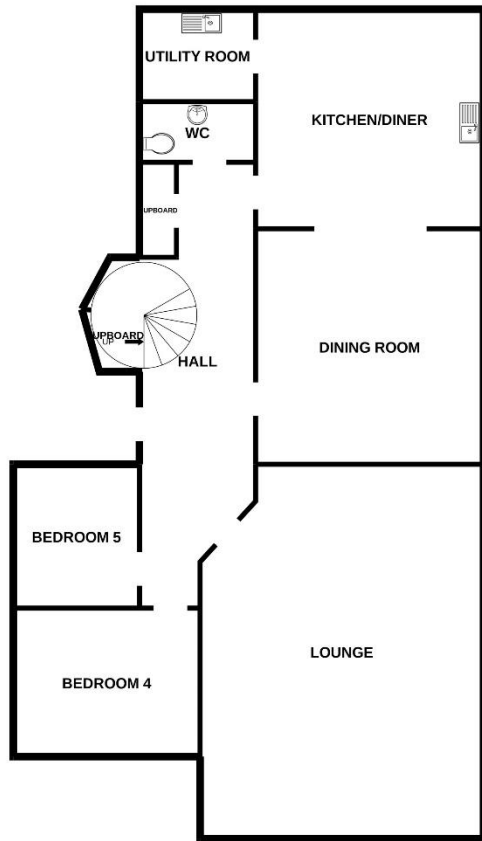


The spacious family bathroom completes the upper floor and has a 3 piece suite with a separate double shower enclosure housing a power shower.

Outside access is gained via a carport with double automated gates giving access to a lock blocked area providing further parking for several cars and to the enclosed mature garden. The garden is mainly laid to lawn and has raised flower beds, established trees and shrubs, room for a play area, BBQ area, kennel area and firepit area. There is a wooden shed (8' x 12') and also an artificial turfed area, ideal for all weather use.

The two large sofas & chair in the downstairs lounge, the breakfast chairs, kennel run and ride on lawn mower are being offered by separate negotiation.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 & Triple Glazing

**Fixtures & Fittings:** Carpets, curtains blinds & light fittings incl. Wooden Shed.

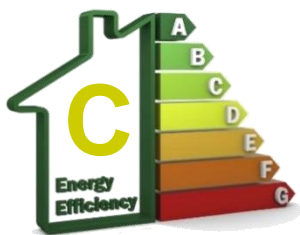
**Local Authority:** Angus Council

**Council Tax Band:** G

**Post Code:** DD10 9TB

**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



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



**143 High Street, Montrose, DD10 8QN**  
**Telephone: 01674 672353**  
**Fax: 01674 678345**  
**E-mail: [mpc@tduncan.com](mailto:mpc@tduncan.com)**  
**[www.tduncan.com](http://www.tduncan.com)**

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