



Warburton Heights | St. Cyrus | DD10 0AG

Offers Over £340,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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This traditional stone-built cottage located just south of St. Cyrus enjoys fantastic views out to the North Sea and is set within a plot of approximately 1.5 acres. The gardens are mostly laid to grass with trees and shrubs, an impressive private driveway leads to the cottage with ample parking. The property is the ideal family home with commuter links to Aberdeen & Dundee. The property comprises of entrance hall, living room, master bedroom with bathroom en-suite, bedroom with shower en-suite, two further bedrooms, kitchen, utility, and shower room. There is a wooden garage and shed within the garden ground and the property benefits from oil central heating and double glazing.

- Traditional built cottage
- Utility Room: 6'7 x 6'8 (2.03m x 2.08m)
- Kitchen: 9'2 x 13'3 (2.80m x 4.05m)
- Dining Room: 17'5 x 12'10 (5.69m x 3.96m)
- Lounge: 17'6 x 11'4 (5.36m x 3.49m)
- Master Bedroom: 17'0 x 12'3 (5.19m x 3.76m)
- En-Suite: 9'8 x 7'5 (3.0m x 2.30m)
- Bedroom 2: 12'7 x 16'3 (3.86m x 4.97m)
- En-Suite: 6'6 x 5'8 (2.02m x 1.77m)
- Bedroom 3: 6'7 x 10'4 (2.02m x 3.17m)
- Bedroom 4: 9'8 x 10'4 (2.98m x 3.187m)
- Family Bathroom: 6'1 x 7'2 (1.85m x 2.2m)
- Front, side and rear gardens
- Garage with driveway



Entering through the rear door into the Utility Room which is laid to quarry tiles and overlooks the rear parking area, there is a Worcester oil boiler, plumbed for a washing machine with space for another appliance, double glazed window with shutters and wall units with worktop area.

The kitchen gives open views to the North Sea and is well equipped with country style wall and base units with wooden worktops incorporating a Belfast sink with mixer tap, the Aga cooker is included in the sale along with the integrated fridge freezer. Breakfast bar and side door leading to the garden.

The dining room is decorated in neutral colours with a wooden floor and there are French doors leading to the lounge with patio doors from both rooms leading out to the gardens. Both rooms have traditional column radiators with a wood burner on tiled slate in the lounge, stunning views out to the North Sea from both rooms.

The master bedroom is rear facing with fitted wardrobes with drawers, traditional column radiators, double glazed window with wooden shutters overlooking the rear garden. The en-suite has a freestanding roll top bath, quadrant shower, vanity unit to wash hand basin, heated towel rail and a large mirror.

Bedroom two is front facing with views and has fitted wardrobes, radiator and wooden shutters. The en-suite has a quadrant shower, vanity to the wash hand basin, heated towel rail, with access to the loft area. Side access door to the garden.

Bedroom three is rear facing overlooking the garden again with fitted wardrobes and drawers, traditional column radiator.





Bedroom four is rear facing, traditional column radiator with rear garden views

The shower room with two piece white suite, separate quadrant shower cubicle, vanity unit to the wash hand basin, wood panelling to dado height, wooden floor, skylight window flooding the room with natural light.

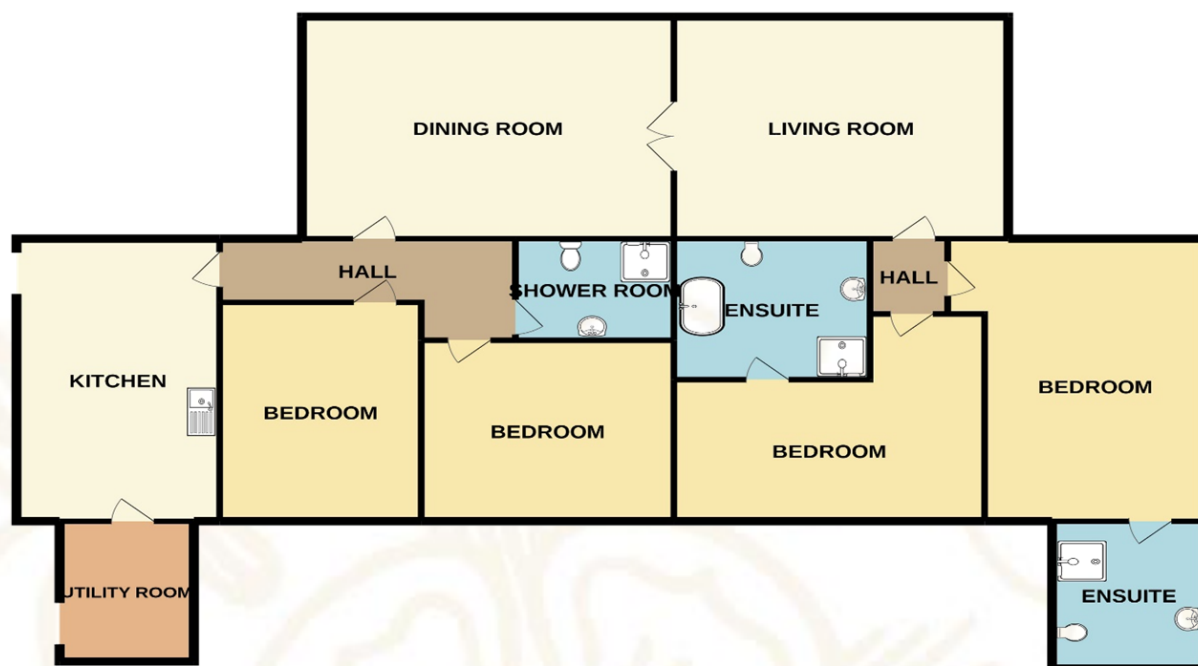




The front garden is laid to grass and stone chippings with patio area, shed and oil tank to the north gable and to the south gable there is a further patio area and small pond. At the rear of the property there is ample space for parking, wooden garage, grassed area with children's play house and swings and chicken run.



## GROUND FLOOR



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 & Double Glazing

**Fixtures & Fittings:** Carpets, blinds & light fittings incl

**Local Authority:** Aberdeenshire Council

**Council Tax Band:** E

**Post Code:** DD10 0AG

**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.*