



6a Whinfield Road | Montrose | DD10 8SA

Offers Over £325,000

Home Report Valuation £405,000

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







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## Offers Over £325,000

An outstanding opportunity has arisen to obtain an individually designed detached villa which has been carefully extended to provide exceptional and versatile accommodation including a separate granny annex and courtyard.

Located in a very popular area of Montrose with stunning views towards the golf courses and the east coast this four-bedroom family home provides bright spacious accommodation set over two floors. The home is in lovely decorative order throughout and benefits from gas air heating and double glazing. Off street parking for several vehicles with two double garages, low maintenance front garden and rear gardens give this property fantastic potential to create the ideal family home.

Viewing is highly recommended to appreciate what this ideal family home has to offer.

- Detached Villa
- Bedroom 1: 11'7 x 12'2 (3.57m x 3.73m).
- Shower room: 7'8 x 5'8 (2.38m x 1.77m)
- Bedroom 2: 11'8 x 8'9 (3.61m x 2.73m)
- Kitchen: 18'8 x 11'7 (5.72m x 3.57m)
- Utility: 7'1 x 6'9 (2.18m x 2.11m)
- Dining room: 18'1 x 11'7 (5.53m x 3.58m)
- Bathroom: 7'2 x 5'2 (2.19m x 1.60m)
- 2<sup>nd</sup> Utility: 5'5 x 4'8 (1.67m x 4.85m)
- Lounge: 13'10 x 16'4 (4.26m x 5.00m)
- Bedroom 3: 11'5 x 8'9 (3.51m x 2.73m)
- Upstairs bathroom: 7'5 x 7'4 (2.29m x 2.26m)
- Bedroom 4: 13'7 x 10'8 (4.19m x 3.28m)
- Boxroom: 5'0 x 4'7 (1.54m x 1.45m)
- Upstairs Lounge: 20'7 x 31'7 (6.30m x 9.68m)
- **Annex with courtyard**
- Kitchen: 10'1 x 9'3 (3.08m x 2.84m)
- Shower Room: 4'72 x 6'6 (1.44m x 2.01m)
- Lounge: 8'4 x 14'4 (2.56m x 4.40m)
- Bedroom: 5'7 x 10'9 (1.73m x 3.32m)
- Front and rear gardens
- 2 x Double garages
- Driveway with parking for several vehicles
- Outhouse





Entering through the doorway with feature Rennie MacIntosh design into the vestibule with a secondary Rennie MacIntosh glass patterned uPVC door takes you into the bright hallway, the open staircase leads to the first floor with storage underneath, storage cupboard housing the electric fuse box and gas boiler which is 5 years old.

Bedroom 1 is front facing with a double-glazed window, fully fitted wardrobes, drawers and cupboards providing ample storage, bedside units and dresser table with drawers.

The shower room comprises rectangular walk-in shower with rain forest and handheld shower with glass screen, double glazed window, tiled all round, toilet, wash hand basin, chrome heated towel rail and a storage cupboard housing the hot water boiler which is 4 years old.

Bedroom 2 has fully fitted wardrobes, drawers and cupboards providing ample storage, double-glazed window looking onto the side garden.

The stylish modern kitchen/diner is fitted to base and wall units, granite worktops incorporating a 1½ stainless steel sink with mixer tap, NEF induction hob with NEF extractor hood above, two double ovens, integrated NEF microwave. The room is flooded with natural light with views out to the rear garden. From the kitchen there is the first of two utility rooms which is plumbed for a dishwasher and automatic washing machine, storage cupboard and ample space for two fridge freezers, with door leading to the side garden.

The spacious dining room is flooded with light from the large, double-glazed window also giving views out to the rear garden, there is access from the dining room to the front facing lounge, a further two storage cupboards, one of which is a walk in cupboard.

From the dining room there is a vestibule area with worktop and bathroom. The bathroom comprises a three-piece suite with electric shower over bath, toilet and wash hand basin, tiled around the bath to ceiling and partly tiled to dado height, chrome towel rail. The second utility room has base units, wash hand basin, two double glazed windows overlooking front of property and storage cupboard.

The downstairs front facing lounge has windows overlooking the front garden and gives views out over the Links Golf Course's and to the North Sea, tv point and ample sockets, and door giving access to the dining room,









The open plan staircase leads to the first floor with ample storage under the first landing, the large stairwell window floods the whole area with natural light making it bright and airy, shelved storage cupboard.

Bedroom 3 has a double-glazed window and fully fitted wardrobes, drawers and cupboards providing ample storage, bedside units and dresser table with drawers.

The family bathroom is tiled to ceiling around bath and to dado height on the other walls, corner bath with electric shower and screen, toilet, wash hand basin, heated towel rail and double-glazed window.

Bedroom 4 is front facing giving views over the golf course and out to the North Sea, fitted wardrobes and units all round.

The landing has a boxroom currently used as office with worktop and shelved units.

The spacious upstairs lounge is flooded with natural light with its front facing windows providing stunning views over the golf course's and out to the North Sea, there is also a side window overlooking the rear garden, gas feature fire with marble hearth and surround, pine ceiling, downlighters, tv points and sockets throughout. The side door gives access to the roof space.









The “granny” annexe is listed as 6c Whinfield Road and comprises of kitchen with base and wall units, stainless steel sink, electric oven (may be included in sale), hallway with storage, electric heater, and separate electric meter from the main house. The shower room with toilet, wash hand basin, tiled walk-in shower with electric shower and a heated chrome towel rail. The lounge area has a double-glazed window looking out into the courtyard, cupboard with shelved and hanging rail. Single bedroom has double wardrobes which are shelved. The annexe could be reinstated to allow access from the main house providing the option of a work from home office.

To the outside of the property the low maintenance front garden is mono blocked providing parking for several vehicles, stoned chipped area with mature plants and borders, double length single garage with power and light with storage area to the rear with access door, a further double garage which has power and light, and outhouse to the side, courtyard area to the front of the annexe. From the courtyard the slabbed path takes you to the rear garden which is laid to borders with mature shrubs and stone chipped areas. There are two outside taps to the side and rear of the property.

GROUND FLOOR



1ST 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:** Gas Air Heating & Double Glazing

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

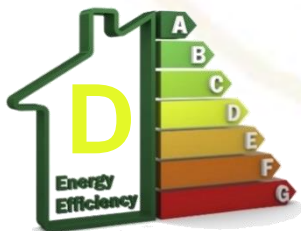
**Local Authority:** Angus Council

**Council Tax Band:** F

**Post Code:** DD10 8SA

**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.*