



3 Invergarry Park | St. Cyrus | DD10 0BU

**Fixed Price £165,000**

£10,000 BELOW  
HOME REPORT VALUATION

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







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This 3-bedroom semi-detached property offers ideal family living within the very popular coastal village of St. Cyrus north of the Angus town Montrose. With gardens to the front and rear with enclosed rear garden, driveway leading to the single garage. The property comprises of open plan lounge dining room, family bathroom, kitchen, three bedrooms and benefits from oil central heating and double glazing. Currently £10,000 below Home Report Valuation this is a must view property.

As well as the very popular primary school with nursery the property is located within walking distance of many local amenities including the local shop with post office and hotel, restaurant & public bar. A wider range of amenities and services can be found in nearby Montrose including access to the main east coast railway line and the A90 route making it an ideal location for commuting to Aberdeen and Dundee.

- Semi-detached property
- Lounge/Dining: 11'5 x 27'3 (3.50m x 8.31m)
- Kitchen: 10'4 x 13'6 (3.17m x 4.15m)
- Bathroom: 7'5 x 6'4 (2.29m x 1.94m)
- Storage cupboard: 3'5 x 7'6 (1.08m x 2.31m)
- Bedroom 1: 11'4 x 11'5 (3.48m x 3.51m)
- Bedroom 2: 11'4 x 11'4 (3.47m x 3.48m)
- Bedroom 3: 7'6 x 8'5 (2.31m x 2.58m)
- Garage with driveway
- Front and rear gardens, wooden shed



Entering through uPVC door into the vestibule with secondary door leading into the hallway, there is ample under stairs storage, radiator and oak flooring through the hallway continuing into the open plan lounge/dining room.

The lounge/dining room is flooded with natural light with windows at either end of the room overlooking both the front and rear gardens, feature fireplace with wooden surround, marble hearth and electric fire, radiator under the front windows and second radiator to the rear of the room, tv point, ample sockets throughout and door leading into the kitchen.

The rear facing kitchen is fitted to wall and base units with coordinating work surfaces incorporating a double stainless-steel sink with mixer tap, breakfast bar, tiled splash back, windows overlooking the rear garden, plumbed for automatic washing machine and dishwasher both included in the sale, electric oven and hob and a radiator.

Leading from the kitchen into the rear vestibule there is access to the garden via a uPVC door, the shelved pantry here providing further storage, the electric fuse box is also found here.

The bathroom is front facing with window, vanity unit to wash hand basin with ample storage, toilet, P shaped bath with electric shower and shower screen, wet wall around the bath area, tiled floor to ceiling, chrome radiator, shaver point, panelled ceiling with downlighters and floor uplighters.

The split staircase with landing and storage leads to the upper level, window, with radiator on the top landing.

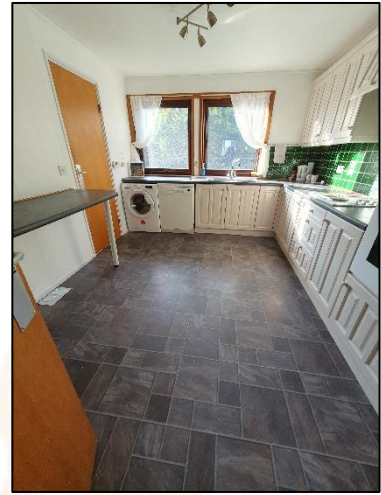
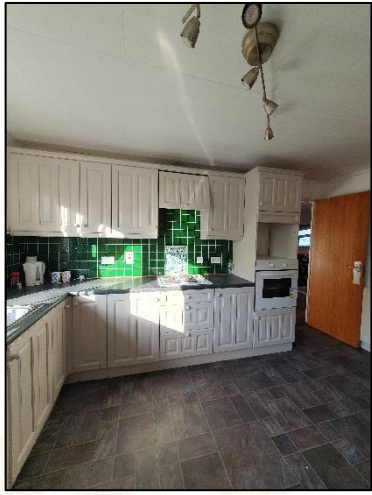
Bedroom 1 is front facing with two windows, walk in shelved and hanging cupboard and radiator.

Bedroom 2 is rear facing with two windows overlooking the rear garden, radiator, walk in cupboard shelved with hanging rail, access to the eaves.

Bedroom 3 is side facing with window and access to the partially floored loft with wooden ladder and light.

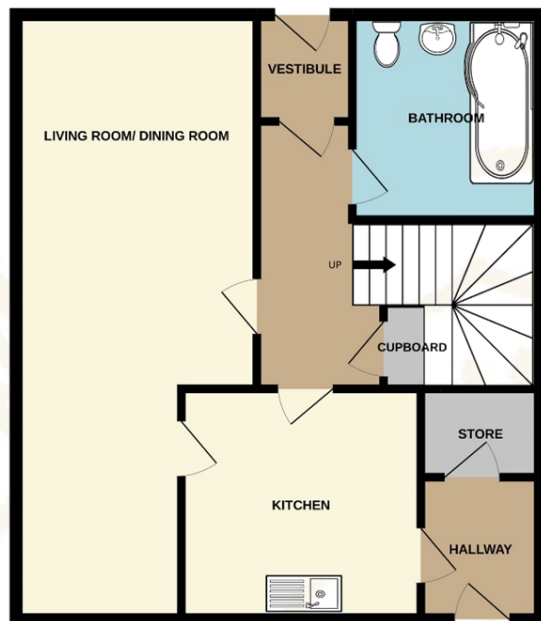
To the outside of the property, the front garden is laid to grass and borders, driveway providing parking for several vehicle, single garage with electric roller door and power and light within. The rear garden is laid to grass and mature fruit trees, wooden shed, oil tank and boiler are also situated here.



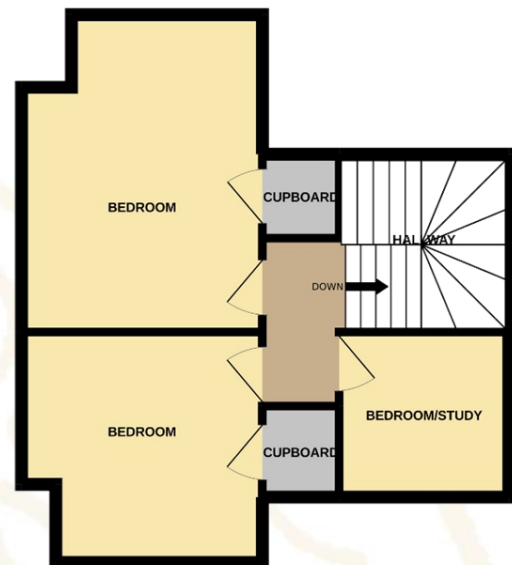




GROUND FLOOR



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:** Oil Central Heating and Double Glazing

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

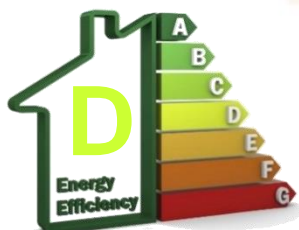
**Local Authority:** Aberdeenshire Council

**Council Tax Band:** D

**Post Code:** DD10 0BU

**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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