



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

1 Mill of Woodston | St. Cyrus  
Montrose | DD10 0DQ  
Offers Over £220,000





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Located in an idyllic location on the outskirts of St. Cyrus, this delightful semi-detached cottage enjoys uninterrupted views of the surrounding countryside. Local amenities including shop, hotel and Primary School are situated in the popular village of St. Cyrus with a wider range in nearby Montrose. The living space comprises of conservatory, lounge, kitchen diner, study, two bedrooms, bathroom, sun room, there is the addition of a fixed stair leading to the the attic which is floored and lined. The property is double glazed, LPG central heating and wood burner in the lounge. Presented in move in condition this is a must view property for those looking for the semi-rural living.

- Semi-Detached cottage
- Lounge: 12'6 x 15'6 (3.84m x 4.77m)
- Master bedroom: 10'9 x 13'3 (3.34m x 4.05m)
- Kitchen Diner: 18'2 x 9'7 (5.56m x 2.97m)
- Study: 8'9 x 6'1 (2.71m x 1.87m)
- Family Bathroom: 5'9 x 9'2 (1.79m x 2.82m)
- Conservatory 2: 9'4 x 9'2 (2.88m x 2.82)
- Bedroom 3: 9'6 x 11'4 (2.92m x 3.49m)
- Attic: 33'6 x 7'9 (10.25m x 2.41m)
- Garage
- Front and rear gardens
- Countryside Views



Entrance into the Conservatory with views into the mature garden and countryside, double glazed, tiled flooring, and floor sockets. Glass panel door leads to the inner hallway with tiled floor and radiator.

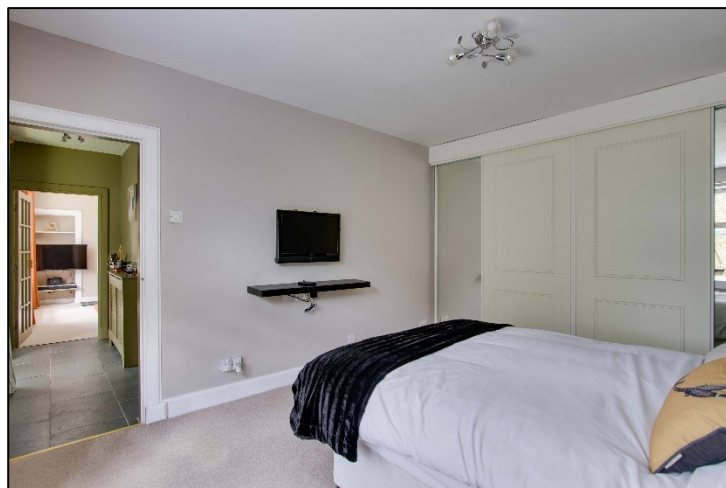
**Lounge:** Bright front facing room overlooking the garden, wood burner set on a tiled hearth with oak mantle, radiator, shelved alcove, tv bracket, TV sockets and ample sockets throughout.

**Master Bedroom:** Front facing double room with window overlooking the garden, built in wardrobes with a mixture of mirror & plain sliding doors, shelved with hanging rails, and modern vertical radiator.

**Kitchen Diner:** Spacious room with ample space for a dining table for six or more. Fitted to modern base and wall units with coordinating worktops incorporating a white 1½ bowl sink with mixer tap, laminate flooring, tiled splash back, hob with black extractor above, electric oven, integrated fridge, freezer, washing machine and dishwasher, shelved alcove and panel radiator. Patio doors lead out to the sun room with stunning views over the countryside.

**Study:** Rear facing with double glazed window and radiator.

**Family Bathroom:** Three-piece suite, electric shower over bath, glass shower screen, window to the side, chrome towel radiator, mirrored medicine cabinet, sink with vanity unit with further storage, shelved alcove with electric heater above, side storage to the toilet unit. Laminate flooring and tiled from floor to ceiling around bath area.

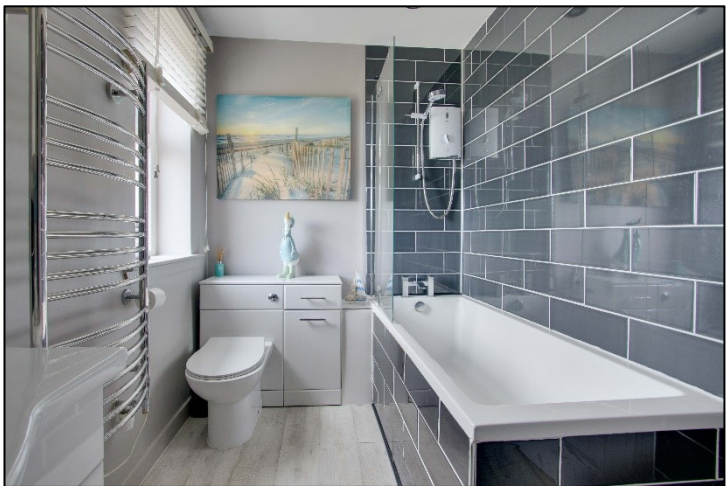




**Sun Room:** Opening out from the kitchen with uninterrupted views over the countryside, single door provides access into garden. Laminate flooring, panelled ceiling with downlighters and storage cupboard.

**Bedroom 2:** Double room with shelved alcove, radiator, feature staircase leads to the floored attic.

**Attic Space:** Ideal space with multiple options for either home working, toy room or movie room, radiator, downlighters, three Velux windows with fitted blinds.





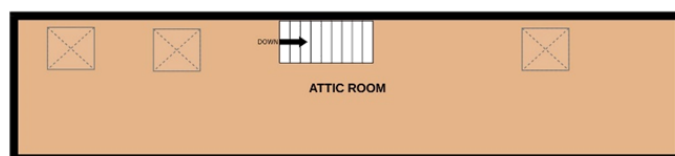
**Outside:** The walled front garden is laid to grass with borders and mature shrubs, slabbed patio areas each side of the conservatory. The rear of the garden is laid to stones, coal bunker, wood store, greenhouse, wooden shed, slabbed, to the side of the property it is laid to grass, whirly, stoned driveway with parking for several vehicles leads to the garage, walled garden, outside socket on the garage.

**Garage:** Wooden garage set on a concrete base with side access and window, work benches, power and light and outside socket.

GROUND FLOOR



ATTIC 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:** LPG Central Heating & Double Glazing

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

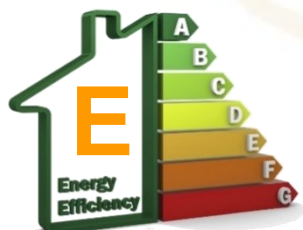
**Local Authority:** Angus Council

**Council Tax Band:** C

**Post Code:** DD10 0DQ

**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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