



36 Bridge Street | Montrose | DD10 8AE

Offers Over £230,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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Step into history with this exceptional Category B Listed home in the historic town of Montrose. This charming town is renowned for its rich heritage and unique layout, one of the finest examples of early burgh planning in Scotland. At its heart lies a vibrant marketplace, home to an array of boutique shops, independent retailers, and local cafés, all set against the backdrop of stunning Georgian architecture.

This remarkable three/four bedroom property, now a unique family home, retains a wealth of historic features, including original shutters, box panels adorned with classical figures, servant's bell, decorative wreaths and festoons, and a striking ceiling with a central star, supported by four cherubs. This home has preserved its distinctive character and historical significance, offering a rare opportunity to own a beautifully restored piece of architectural heritage."

As a Listed Building, any future alterations will require Listed Building Consent, ensuring its architectural and cultural heritage remains protected for generations to come

- Entrance Vestibule
- Magnificent Hallway
- Formal Lounge
- Family/Dining Room/Bedroom 4
- Kitchen
- Downstairs Shower Room
- 3 Double Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing – EPC

- Vestibule:** Tiled floor. Exterior door. Feature glazed window. Door to hallway with stained glass. Four feature original iron masks.
- Hallway:** Staircase with ornate balustrade. Cupola roof window.
- Kitchen:** Double glazed sash and case Georgian style window to rear. Fitted with a range of floor and wall units. Plumbed for automatic washing machine. Space for fridge freezer. Integral oven, hob and extractor hood. Range fireplace
- Shower Room:** Approx. 2.3mx3.1m. Shower Room on the ground floor with large shower cubicle with raindrop shower. UPVC Georgian style frosted window. WC, original wash hand basin. Tiled floor. Heated towel rail.
- Family/Dining Rm:** Approx. 3.9mx4.1m. Spacious public room having double glazed window with original shutters looking to rear. Ornate corncing.
- Formal Lounge:** Approx. 6.9mx5m. Fabulous public room with two sash and case style double glazed windows with original shutters to front. Feature Original Prince of Wales columns. Feature fireplace with wooden mantle, tiled hearth and slate inset.





Master Bedroom: Approx. 5.8mx4.9m. Excellent sized double bedroom with two sash and case windows with original shutters. Ornate fireplace with tiled hearth and open fire. Two servant's bells. Ornate cornicing and ceiling rose. Picture rail. Door to "Jack and Jill" Bathroom.

Family Bathroom: Approx. 3.4mx2.7m. Comprising three piece suite comprising WC, wash hand basin and roll top bath with mixer shower head. Ornate fireplace with wooden mantle and slate hearth. Door to Master Bedroom and door to Hallway. Double glazed sash and case window with original shutters to rear.

Bedroom 2: Approx. 4.2mx4m. Another excellent sized double bedroom with double glazed sash and case Georgian style window with original shutters to front. Original ornate fireplace with wooden mantle slate hearth. Cupboard.

Bedroom 3: Approx. 5.7mx2.7m. Excellent sized double bedroom with two double glazed sash and case windows with original shutters to front. Ornate fireplace with slate hearth.

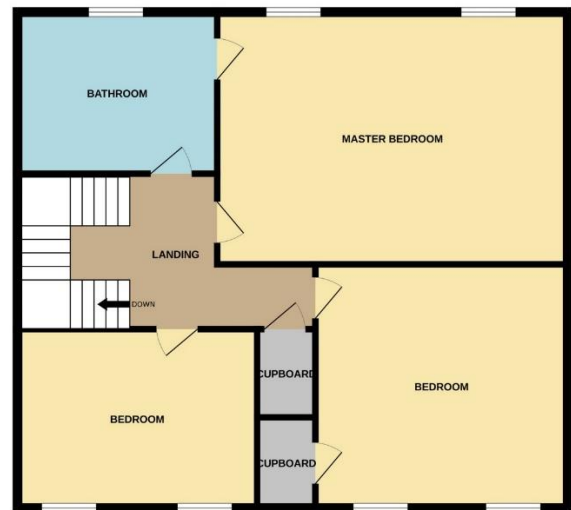






GROUND FLOOR

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: Central Heating & Double Glazing

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

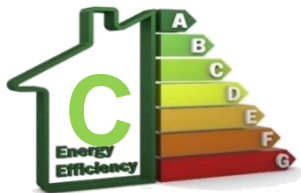
Local Authority: Angus Council

Council Tax Band: D

Post Code: DD10 8AE

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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