



1 Faulds Crescent | Montrose | DD10 8PT  
Offers Over £320,000

T. DUNCAN & CO.  
Solicitors • Estate Agents







1 Faulds Crescent, Montrose | DD10 8PT

**Offers Over £320,000**

Set in a peaceful crescent with open views over the links area towards golf courses from the upper floor, this substantial detached villa offers flexible family accommodation across two floors. With up to five bedrooms, two generous reception rooms, a large modern kitchen/dining space, and two upgraded shower rooms, the property is well-suited to growing families or multi-generational living.

The ground floor includes a generous living room with marble hearth, a large kitchen/dining room with garden access, a bright and spacious lounge, bedroom (currently used as a further sitting area), and a stylish shower room. Upstairs are four double bedrooms, a family shower room, and easy access to loft space. There is extensive cupboard/storage space throughout, with the potential to utilise some for the addition of en-suite facilities. Recent upgrades include a new Worcester boiler.

Outside, the enclosed rear garden is private and sunny, with a timber shed and side access. A driveway provides ample parking.

Located in the sought-after coastal town of Montrose, the property enjoys easy access to a wide range of amenities, including excellent schools, a bustling high street, Montrose Basin Nature Reserve, and a beautiful sandy beach. With strong rail and road links to Aberdeen and Dundee, Montrose is ideal for commuters and those seeking a balance of coastal living and convenience.

- Substantial Detached Villa
- Spacious Lounge & Living Room
- Kitchen/Dining Area
- 2 Modern Shower Rooms
- 5 Double Bedrooms
- Gardens, Front, side & Rear
- Gas Central Heating & Double Glazing
- EPC Band D





### Hall

UPVC exterior entrance door with glazed panel. Hallway includes a storage cupboard and access to household electrics.

### Lounge – 4.72m x 7.45m (15'6" x 24'5")

A bright and spacious reception room ideal for entertaining with open outlook and stone feature fireplace.

### Kitchen/Dining Area – 8.61m x 3.90m (28'3" x 12'9")

Well-appointed kitchen/dining area includes a gas hob, electric cooker, space for fridge, dishwasher, washing machine, freezer, and tumble dryer, with direct access to the rear garden. Sliding doors connect the dining area with the lounge. French doors provide access to the garden at the side of the property.







**Living Room – 4.72m x 4.56m (15'6" x 14'11")**

Spacious second lounge featuring a marble/quartzine hearth and a gas fireplace. The lounge benefits from a large window with front aspect view. This room is currently used as a double bedroom.

**Bedroom 5– 2.57m x 3.09m (8'5" x 10'2")**

Conveniently located guest or family bedroom (currently used as a sitting room). Double glazed window.

**Shower Room– 2.57m x 1.46m (8'5" x 4'10")**

Fitted with a large cubicle, Mira power shower, sink set in a fitted unit, extractor fan, and medicine cabinet.

**Upper Floor Accommodation**

**Upper Landing**

Three built-in cupboards providing excellent linen and general storage space. Access to two separate loft space via hatches offering further storage capacity

**Main Bedroom – 3.18m x 4.55m (10'5" x 14'11")**

Spacious double bedroom with built-in cupboard housing the hot water tank and offering shelving and hanging rails.

**Bedroom 2 – 3.84m x 2.94m (12'7" x 9'8")**

Double bedroom with built-in cupboard offering shelving and hanging rails.









**Bedroom 3** – 3.84m x 3.88m (12'7" x 12'9")

Large double bedroom with two built-in wardrobes on adjacent landing.

**Bedroom 4** – 2.60m x 2.88m (8'6" x 12'9")

Double bedroom with front-facing views toward the golf links and cricket pitch and built-in shelved cupboard housing hot water tank.

**Shower Room** – 2.31m x 3.46m (7'7" x 11'4")

Modern and recently upgraded family shower room, featuring a large shower cubicle, Mira power shower, heated towel rail, and frosted double-glazed window.



**Outside**

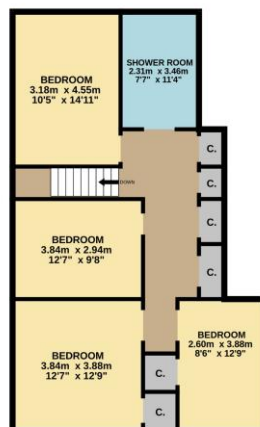
The property is set in a generous sized plot with driveway parking for several vehicles. The rear garden is notably private and benefits from favourable sun aspect. Timber Shed



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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.  
Made with Homplan 02025

**Services:** Gas Central Heating

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

**Local Authority:** Angus Council

**Council Tax Band:** F

**Post Code:** DD10 8PT

**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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