



28 Hillview Crescent, Ferryden | Montrose | DD10 9RZ  
Offers Over £85,000

T. DUNCAN & CO.  
Solicitors • Estate Agents







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## Offers Over £85,000

Nestled in the picturesque coastal village of Ferryden, this well presented, main door upper floor apartment is located in a quiet cul-de-sac and boasts outstanding views across Montrose Harbour and the surrounding seascape, best enjoyed from the spacious kitchen/dining area. Ferryden lies approximately a mile southeast of Montrose, on the southern bank of the River South Esk. Steeped in charm and coastal character, the village offers a peaceful yet convenient setting.

The property itself features a bright and spacious lounge, two generously sized double bedrooms, and a modern shower room complete with under-floor heating and a large walk-in shower cubicle. The well-appointed kitchen/dining area offers both functionality and a spectacular outlook. Additionally, there is a partially floored attic space, insulated with Kingspan for added efficiency.

Externally, the apartment benefits from a private garden section, which includes a delightful summerhouse with power, light and TV aerial, perfect for relaxing.

Located in a sought-after residential area, this home offers a wonderful blend of comfort, space, and views. It would make an ideal first-time purchase, buy-to-let, or investment opportunity.

Viewing is highly recommended to fully appreciate the appeal of this spacious well proportioned apartment.

- Upper Floor Apartment
- Spacious Lounge
- Kitchen/Dining
- 2 Double Bedrooms
- Shower Room
- Garden & Summerhouse
- GCH & DG
- EPC Band C





**Entrance Vestibule:** Accessed via a UPVC door, the vestibule features a UPVC-panelled wall with a double-glazed unit, allowing plenty of natural light to fill the space. A door leads through to the hallway.

**Hallway:** Hatch to partially floored loft which is insulated with Kingspan insulation. Large storage cupboard housing Worcester central heating combi boiler. All accommodation leading off.

**Kitchen:** Approx. 3.6mx3.7m. Dining size kitchen fitted with modern wall and base units with gas oven, gas hob and extractor hood. Space for table and chairs. Space for fridge freezer. Plumbed for automatic washing machine. Double glazed window enjoying outstanding views towards Montrose Harbour.

**Lounge:** Approx. 4.6mx4.5m. Bright and spacious public room with two double glazed windows. Gas fire.

**Bedroom 1:** Approx. 4.3mx2.9m. Excellent sized double bedroom with double glazed window. Large storage cupboard with shelving and hanging rail.

**Bedroom 2:** Approx. 3mx3.3m. Spacious double bedroom with double glazed window. Large storage cupboard with shelving and hanging rail. Fitted wardrobes (one with shelving and the other with hanging rail), with fitted dressing table and mirror between, and additional storage space above. Matching fitted headboard and side shelves. Further shelved linen cupboard.

**Shower Room:** Approx. 3.3mx1.6m (at widest point). Fitted with three-piece white suite comprising WC, wash hand basin with mixer tap and large shower cubicle with wet wall panelling and Mira shower. Heated Towel rail. Frosted double glazed window. Under-floor heating.











**Outside**

There is a private area of garden ground to rear which is laid out to lawn, with summerhouse, which has power, light and TV aerial. Communal rotary clothes dryer.







**Services:** Gas Central Heating

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

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD10 9RZ

**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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