



2 East Mains of Rosemount | Montrose | DD10 9JS
Offers Over £140,000

T. DUNCAN & CO.
Solicitors • Estate Agents





2 East Mains of Rosemount, Hillside, Montrose | DD10 9JS

Offers Over £140,000

This charming mid-terraced cottage is nestled in a peaceful rural setting on the outskirts of the Angus village of Hillside. The coastal town of Montrose is located within easy reach and offers a full range of amenities and services including transport links, major supermarkets and High School.

The property benefits from a welcoming entrance porch and a spacious lounge, complete with a wood-burning stove that adds character and warmth. The kitchen is fitted with practical base units, a Belfast sink, and two generous storage cupboards. Accommodation is completed by two well-proportioned bedrooms and a shower room, making the cottage an ideal family home or peaceful countryside retreat.

Externally, the property is approached via a communal driveway leading to a courtyard. The front garden is laid to lawn with a shrub border, while the rear garden is generously sized, featuring areas of lawn, decking, mature shrubs, and two timber sheds. An additional enclosed garden area, mainly laid to lawn with a patio, provides further outdoor space.

Combining traditional charm with a scenic rural location, this cottage represents a rare opportunity to acquire a characterful home.

- Mid Terraced Cottage
- Spacious Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Front & Rear Gardens
- Oil CH, Solar Panels & DG
- EPC Band D



Entrance Porch-

UPVC Exterior door. UPVC exterior door with glazed panel. UPVC double glazed windows to all sides. Tiled floor

Hallway-

All accommodation leading off. Cupboard housing electricity meter and fuse-box. Hatch to loft space.

Lounge:

Spacious public room with UPVC sash and case window to front and working shutters. Fireplace with wooden fire surround and inset. Large fitted wooden shelved unit with storage below. Further smaller wooden fitted shelved unit with storage below. Fireplace with inset and hearth and wood burner.

Inner Hallway-

Access to kitchen and shower room. UPVC and glazed exterior door with cat flap.

Kitchen-

UPVC double glazed window to side. Fitted with base level storage units and a range of drawers. Belfast style sink with mixer tap. Tiling to splashback. Two fitted storage cupboards, one with plumbing for automatic washing machine, double glazed window and shelving.

Bedroom 1-

UPVC sash and case style double glazed window to front. Two fitted wardrobes with hanging rails and storage above.

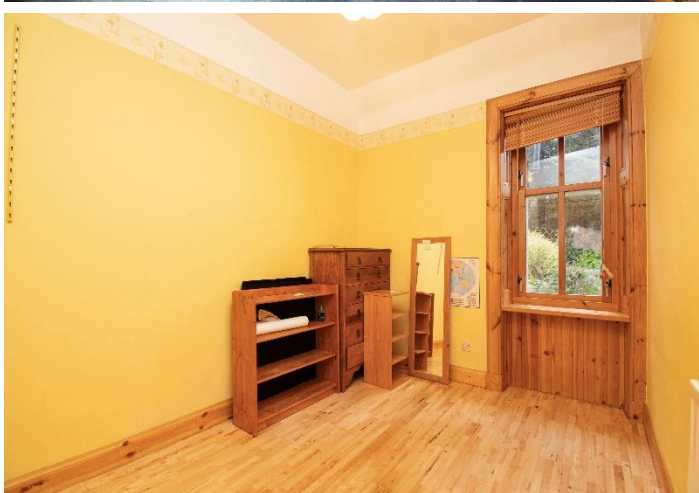
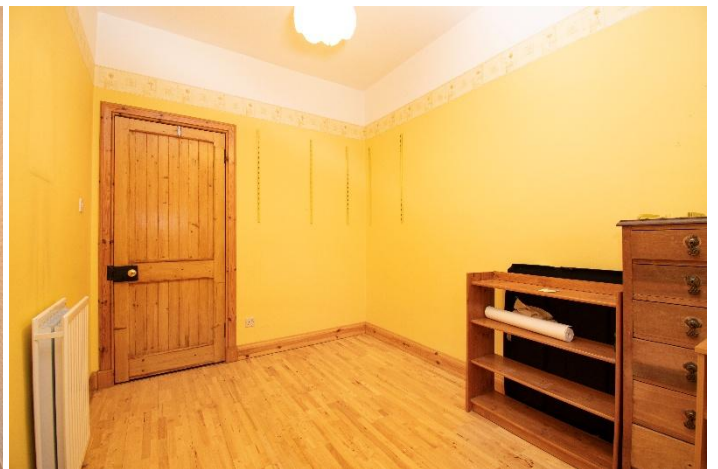
Bedroom 2-

Double bedroom with wooden sash and case style window looking to rear.

Shower Room-

Fitted with three piece suite comprising WC, wash hand basin and Mira shower. Double glazed window to rear.





Outside

The front garden is laid to lawn with shrub border. The rear garden is generously proportioned and laid out in areas of lawn, decking and shrub border with a range of mature shrubs. Gate access to rear pathway which is owned by the seller. Large timber shed. Log Store. Further timber shed. Outside store housing Worcester central heating boiler. Further area of garden ground accessed by timber gate, laid mainly to lawn with patio and bounded by timber fencing.



GROUND 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: Solar Panels, Oil CH

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD10 9JS

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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