



Broomhill of Morphie | St Cyrus | DD10 0AD

Offers Over £225,000

T. DUNCAN & CO.
Solicitors • Estate Agents





Broomhill of Morpie, St Cyrus | DD10 0AD

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Set in a tranquil countryside location with sweeping open views across the surrounding landscape, this charming, detached cottage occupies generous grounds extending to approximately 0.7 of an acre. Montrose and St Cyrus are within easy reach, providing a full range of social, leisure and shopping amenities, while Aberdeen is within comfortable commuting distance. This property offers the perfect balance of peaceful rural living and convenient access to town and city facilities.

The accommodation includes a welcoming entrance hallway, a spacious dual-aspect lounge with wood-burning stove and beautiful views, a well-appointed kitchen/dining room with integrated appliances and space for a large table, and a modern shower room. Two good-sized double bedrooms are accessed via the inner hallway, with one providing loft access for additional storage.

The property benefits from double glazing and an oil-fired central heating system with a Grant kerosene boiler in the garage, supplemented by the lounge stove.

Externally there is a double garage with storage shelving, and the gardens are a particular feature, with lawned and gravel areas, garden sheds, firewood store, and abundant wildlife. There may also be potential, by separate negotiation, to purchase the adjoining field, offering scope for equestrian or smallholding use, all while remaining within easy reach of Montrose, St Cyrus, and commuting distance of Aberdeen.

- Detached Cottage
- Lounge
- Kitchen/Dining Room
- 2 Double Bedrooms
- Double Garage
- Oil CH & DG
- Extensive Garden & Sheds
- EPC Band D



Entrance Hallway

Accessed via a wooden exterior door, the welcoming hallway provides access to all main accommodation and features a good-sized storage cupboard with shelving.

Shower Room: Approx. 2.99mx1.72m

Fitted with a three-piece white suite comprising WC, wash hand basin set within a fitted storage unit, and a large shower cubicle with shower. A heated towel rail and double glazed frosted window complete the room.

Lounge: Approx. 5.15mx3.46m

A spacious dual-aspect lounge with double glazed windows with Roman Blinds (including in the sale) to the front and rear, offering outstanding open views over the surrounding countryside. The room features a wood-burning stove (installed last year) set within an ornate wooden fire surround with marble hearth.



Kitchen / Dining Room: 3.25mx2.29m & 3.25m x2.99m

Well-appointed with a range of base and high-level storage units and wet wall splashback, the kitchen includes an integral double oven, electric hob with extractor hood, and integrated fridge, with space for a plumbed automatic washing machine. Two double glazed windows to the front provide stunning views, and there is ample space for a large dining table and chairs.



Inner Hallway

Features a double glazed window with open countryside views.

Bedroom One: Approx. 4.04mx3.18m

A good-sized double bedroom with a rear-facing double glazed window.

Bedroom Two: Approx. 3.66mx3.45m

Another spacious double with rear-facing window, hatch to floored loft space accessed via ladder.



Heating

Oil-fired central heating system with Grant kerosene boiler in the garage and external oil tank, providing hot water and full central heating. The wood-burning stove in the lounge offers additional heat and a welcoming focal point.

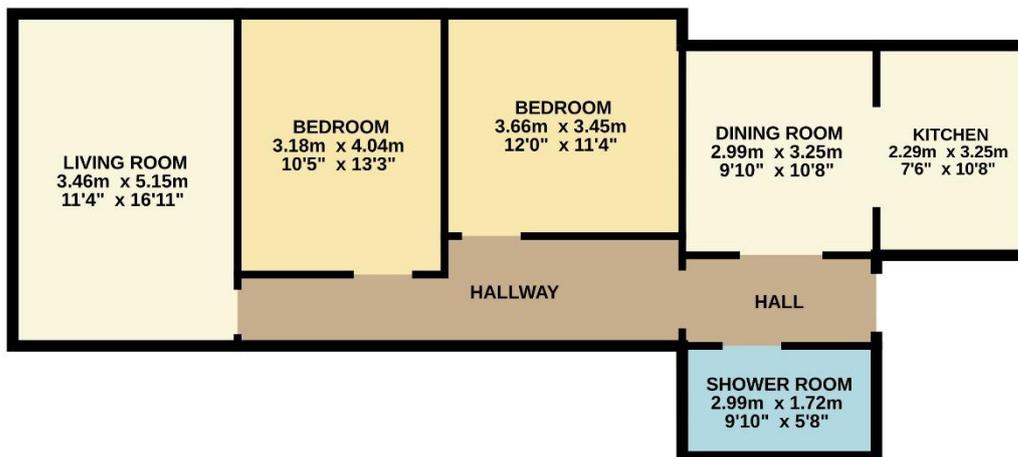
Garage

Double garage with pitched roof and two up-and-over doors, shelving for storage, and houses the boiler.

Gardens & Grounds

The property sits within generous grounds of approximately 0.7 acres. The front garden is mainly lawn, bounded by mature hedging, with a timber sunshade complete with power and lighting. The side garden is laid in gravel with drying area and oil tank. The rear grounds include garden sheds, a large firewood store, and abundant wildlife, creating a peaceful rural environment. There may also be an opportunity, by separate negotiation, to purchase the adjoining field, ideal for equestrian or smallholding interests.

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: Oil Fired Central Heating & DG

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band:

Post Code: DD10 0AD

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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