



24 Scotston Place | St Cyrus | DD10 0BZ

Offers Over £179,950

T. DUNCAN & CO.

Solicitors • Estate Agent





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Situated within the popular coastal village of St Cyrus, this well-presented three-bedroom semi-detached bungalow offers comfortable and versatile accommodation ideally suited to a range of purchasers, including families, first-time buyers or those seeking a peaceful retirement by the coast.

The property enjoys a bright and spacious lounge, modern kitchen, three double bedrooms and a modern bathroom, complemented by useful storage throughout.

Externally, the home benefits from a driveway providing off-street parking and a fully enclosed rear garden designed for both relaxation and entertaining. A large decked area offers the perfect setting for outdoor dining, while the impressive bar create a unique social space ideal for hosting family and friends all year round.

St Cyrus is a charming coastal village renowned for its stunning beach and the beautiful St Cyrus National Nature Reserve, offering miles of unspoiled shoreline, dunes and abundant wildlife. The village has a welcoming community atmosphere with local amenities including a primary school, hotel and village shop, while the nearby towns of Montrose and Laurencekirk provide a wider selection of shops, services and rail links to Aberdeen and Dundee. Combining coastal beauty with convenient commuter connections, this is a highly desirable place to call home.

- Semi-Detached Bungalow
- Bright & Airy Lounge
- Modern Kitchen
- 3 Double Bedrooms
- Front and Rear Gardens
- Driveway
- Outdoor Bar & Shed
- EPC – Band D



Vestibule & Hallway

Access is via a uPVC exterior door leading into a welcoming vestibule, which in turn opens into an L-shaped hallway providing access to all accommodation. The hallway benefits from two useful storage cupboards, including a shelved cloak cupboard, offering excellent everyday storage.

Lounge: Approx. 5.2mx3.8m

Spacious public room with double glazed window looking to front. Media wall unit.

Kitchen: Approx. 4mx2.6m

The dining kitchen is fitted with modern pantry, base and wall-mounted storage units and enjoys a double glazed window to the front. Integrated appliances include an oven, hob and extractor hood. There is space for a freestanding fridge freezer and dishwasher. A stainless steel sink with drainer is positioned beneath the window, and there is space for a small table and chairs, making this a practical space.



Principal Bedroom: 3.8mx2.9m

The main bedroom is a generous double with a double glazed window overlooking the rear garden. While there are no built-in wardrobes, the room offers ample floor space for freestanding wardrobes and bedroom furniture.

Bedroom Two: Approx. 3mx2.9m

Double bedroom with a double glazed window to the rear.

Bedroom Three: Approx. 3mx2.6m

Double bedroom featuring a double glazed window and a double fitted cupboard providing excellent storage.

Bathroom

The bathroom is fitted with a modern three-piece suite comprising WC and wash hand basin set within a fitted vanity unit, and a bath with rainfall shower over. Additional features include a heated towel rail and wet wall panelling to splashback areas for a clean, contemporary finish.



Gardens & External

Front Garden & Parking

The driveway to side provides a driveway offering off-street parking for two vehicles. The front garden is laid out in gravel chips with planted shrubs, creating a neat and low-maintenance frontage.

Rear Garden

Exterior door provides access to the fully enclosed rear garden, which is laid mainly to lawn and bounded by timber fencing for privacy. Immediately to the rear of the property is a decked area, ideal for outdoor dining and entertaining. To the side, there is a store and dedicated barbecue area complete with fitted barbecue.

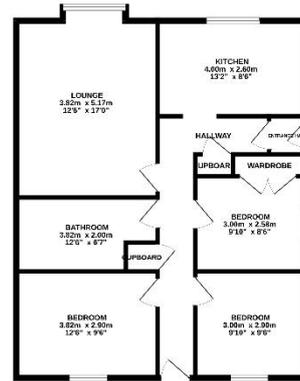
A standout feature of the property is the substantial outdoor bar. This versatile space is fitted with a bar and storage cupboards, offers ample room for table and chairs, and benefits from two double glazed UPVC windows and French doors.

To the rear of the bar area is a separate shed, currently fitted with benches and housing a tumble dryer and fridge freezer, providing additional flexible storage or workspace.





GROUND FLOOR
76.5 sq.m. (823 sq.ft.) approx.



TOTAL GROUND FLOOR AREA: 76.5 sq.m. (823 sq.ft.) approx.
MEASUREMENTS ARE APPROXIMATE AND HAVE BEEN MADE USING AN ELECTRONIC MEASURING DEVICE. THE MEASUREMENTS MAY, THEREFORE, BE SUBJECT TO A SLIGHT MARGIN OF ERROR. SHOULD THE SIZE OF ANY MEASUREMENT BE ESSENTIAL THEN INTENDING OFFERS ARE STRONGLY ADVISED TO CHECK CAREFULLY FOR THEMSELVES. PROSPECTIVE PURCHASERS ARE REQUESTED TO NOTE THEIR INTEREST WITH THE SELLING AGENTS IN ORDER THAT THEY MAY BE ADVISED OF ANY CLOSING DATE ETC. NO MEMBER OF STAFF OF T. DUNCAN & CO. HAS AUTHORITY TO GIVE ANY UNDERTAKING OR ASSURANCE IN RESPECT OF THIS OR ANY OTHER PROPERTY. PLEASE NOTE THAT NONE OF THE SERVICES/SYSTEMS HAVE BEEN TESTED BY OUR CLIENTS OR THEIR AGENTS AND NO WARRANTY IS GIVEN REGARDING THE CONDITION OF SAME. PLEASE NOTE THAT THIS IS A DRAFT SCHEDULE.

Services: Electric Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: D

Post Code: DD10 0BZ

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

T. DUNCAN & CO.

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143 High Street, Montrose, DD10 8QN

Telephone: 01674 672353

Fax: 01674 678345

E-mail: mpc@tduncan.com

www.tduncan.com

N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.

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