



“Eskburn”, 8 West Terrace, Ferryden | DD10 8HW

Offers Over £149,950

T. DUNCAN & CO.

Solicitors • Estate Agents





“Eskburn”, 8 West Terrace, Ferryden, Montrose | DD10 9RQ

## Offers Over £149,950

Situated within the village of Ferryden, Eskburn is a delightful and well-presented home offering comfortable living space, excellent storage, and a lovely fully enclosed garden.

Ferryden is a popular residential area known for its strong community feel, scenic coastal walks, and easy access to Montrose, where a wide range of amenities, shops and transport links can be found.

The property benefits from double glazing, including acoustic glass to the front, helping to enhance comfort and reduce external noise, along with a central heating system ensuring warmth throughout the year. Inside, the accommodation is both flexible and well-proportioned, ideal for modern living, while outside, the fully enclosed rear garden provides a wonderful space for relaxing, complete with summer house with electricity sockets, patio and mature planting.

This is an excellent opportunity to acquire a charming home in a desirable location, perfectly suited to a range of buyers seeking a balance of village life and convenience.

- Semi-Detached Villa
- Bright & Spacious Lounge
- Dining Room/Sitting Room
- 2 Double Bedrooms
- Shower Room
- GCH & DG
- Garden, Summerhouse & Shed
- EPC Band D



**Entrance Vestibule:**

UPVC exterior door. Large storage cupboard housing electricity meter and fuse box.

**Dining Room / Sitting Room: Approx. 3.7m x 3.9m.**

A versatile public room with a double glazed window to the front fitted with wooden blinds. There is an understair storage cupboard with shelving and a staircase leading to the upper floor. Double split-pane wooden doors open through to the lounge, creating an easy flow between the living spaces.

**Lounge: Approx. 3.8m x 4.6m.**

A spacious and comfortable room featuring a decorative fire with wooden surround and a double glazed window to the front and rear, offering a cosy yet bright living environment.

**Kitchen: Approx. 3.4m x 2.7m (at widest point).**

Fitted with a range of wooden floor and wall units, incorporating an integral gas hob, oven and extractor hood. There is space for a fridge, plumbing for an automatic washing machine, a double glazed window to the rear, and a useful shelved alcove area.



**Bedroom One: Approx. 3.2m x 3.5m.**

A well-proportioned double bedroom with a double glazed window to the front, and two large storage cupboards within the eaves.

**Bedroom Two: Approx. 2.7m x 3.7m (at widest point).**

Another good-sized room with a double glazed window to the front and benefiting from a large fitted storage cupboard with shelving and hanging rail.

**Shower Room: Approx. 2.3m x 1.8m.**

Fitted with a modern three-piece suite comprising WC, wash hand basin set within a vanity unit, and a large shower cubicle with raindrop shower. The room also features a heated towel rail, panelled ceiling with inset downlighters, and a double glazed frosted window to the front.

**Externally:**

The property enjoys a lovely fully enclosed landscaped rear garden with gate access to side. A patio area lies directly to the rear of the property with steps leading up to the main garden, which is laid out in sections including gravel chips, artificial grass, and a further lawn area with mature shrubs and borders. A garden arch leads through to an additional lawned section, where there is a cherry blossom tree and a large summer house equipped with power and light. There is also a further brick-built shed, an outdoor water tap, and a gate providing access to the side of the property.



**Services:** Gas Central Heating & Double Glazing

**Fixtures & Fittings:** Blinds and floorcoverings

**Local Authority:** Angus Council

**Council Tax Band:** C

**Post Code:** DD10 9RQ

**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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