



3 The Lochans, Lochside | St Cyrus | DD10 0BD

Offers Over £290,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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Situated on the outskirts of desirable coastal village of St Cyrus, renowned for its stunning beach, this impressive and spacious detached family home offers beautifully presented, versatile accommodation with attractive open outlooks over surrounding farmland. St Cyrus benefits from primary schooling and local shop, while the nearby town of Montrose provides a full range of amenities, and the City of Aberdeen is within comfortable commuting distance.

The property features a bright and welcoming lounge, a superb open-plan kitchen/dining/family room with French doors opening to the garden, and a flexible additional public room complete with a charming wood-burning stove. Further enhanced by three generous double bedrooms, stylish shower rooms, excellent storage throughout, oil fired central heating (with the boiler replaced August 2023), and double glazing, the home is ideally suited to modern family living.

Externally, the landscaped gardens offer a variety of patio and seating areas, a summerhouse, and a single garage with attic hobby room provides valuable extra space, creating a truly appealing home in this sought-after location.

- Detached Family Home
- Kitchen/Dining/Family & Utility
- Lounge
- Sitting Room/Dining Room
- Downstairs Shower Room
- 3 Double Bedrooms & Dressing Room
- Family Shower Room
- Gardens, Driveway & Garage
- Garage, Driveway & Gardens
- EPC Band C



Sitting / Dining Room – Approx. 6.2m x 3.5m (widest points)

Generous additional public room with Velux roof window offering flexible family accommodation suitable for a variety of uses including formal dining room, sitting room or home office. Feature wood burning stove with tiled surround. Double fitted cupboard providing shelving storage. Wooden effect vinyl flooring.

Downstairs Shower Room - Approx. 1.5m x 3m

Fitted with three piece white suite comprising WC, wash hand basin and large shower cubicle. Double glazed window.

Upper Floor Landing

Upper landing with hatch providing access to loft space and access to bedrooms and family shower room.

Bedroom 1 - Approx. 3.9m x 4.2m

Spacious double bedroom with double glazed window and access to dressing room.

Dressing Room

Fitted with Velux window, hanging rails and shelving together with access to extensive eaves storage running the full width of the house.

Bedroom 2 - Approx. 2.9m x 3.9m

Double bedroom with two Velux windows and access to substantial eaves storage area.



Bedroom 3 - Approx. 3.5m x 3.2m

Further good sized double bedroom with double glazed window to the front. Fitted cupboard providing shelving and hanging rail.

Family Shower Room - Approx. 1.5m x 3.5m

Modern shower room fitted with a three piece suite comprising WC, wash hand basin set within vanity storage unit and large shower cubicle with wet wall panelling. Heated towel rail, fitted storage, mirror, vanity area and inset ceiling downlighters.





Outside

The enclosed rear garden has been thoughtfully landscaped for ease of maintenance and enjoyment, incorporating paved patio areas, gravel sections, rotary clothes dryer and summerhouse. A further side garden area is laid mainly in lawn with raised shrub borders and mature trees, leading to an additional paved seating area with log store and bin store. There is also a gated paved area offering driveway parking. The gardens are fully enclosed and enjoy an attractive open outlook over surrounding farmland. There is a Single garage with up and over door, courtesy door, power, light and double glazed window to the side.

Hobby Room / Attic Room Above Garage

Accessed via ladder from the garage, this useful additional space benefits from power, lighting, double glazed window, wooden balustrade and eaves storage. A versatile room suitable for a variety of uses including hobby room, studio, playroom or bar area





Services: Oil Central Heating & DG

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Aberdeenshire

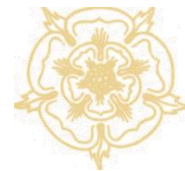
Council Tax Band: E

Post Code: DD10 0DB

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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