



Old St George's Manse, 7 Union Street | Montrose | DD10 8PZ

Offers Over £299,950

T. DUNCAN & CO.

Solicitors • Estate Agents





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Occupying a central yet private position within mature walled gardens, Old St George's Manse is a distinguished period residence that combines historic character with generous accommodation. Formerly associated with St George's Church, the property forms part of Montrose's rich ecclesiastical heritage and offers a rare opportunity to acquire a home of both substance and significance.

The property is Category B listed, recognising its architectural and historic importance, and retains many of the elegant proportions and character features associated with traditional Scottish manse architecture. While now in need of modernisation, it offers exceptional potential to create a truly outstanding home. Spacious reception rooms, period detailing and mature private gardens provide an excellent foundation for refurbishment.

Situated in the heart of Montrose, a historic coastal town renowned for its sandy beach, picturesque harbour and the internationally important Montrose Basin Nature Reserve, the property enjoys an appealing blend of town centre convenience, and heritage.

- Impressive Detached Former Manse
- 3/4 Reception Rooms
- Kitchen & Utility Room
- 4/5 Double Bedrooms
- 2 WC, Shower Room & Bathroom
- 2 Box Rooms & Cellar
- Enclosed Walled Gardens
- Garage, Summerhouse & Outhouse
- GCH & Partial Double Glazing
- EPC Band D



### Ground Floor Accommodation

#### Lounge – 4.76m x 3.78m (15'8" x 12'5")

A spacious public room situated to the front of the property featuring an ornate fireplace with cast iron inset, tiled side panels and timber surround. A double glazed sash and case style window with working shutters provides excellent natural light. Ornate cornicing enhances the room's character. A door leads to a useful rear porch with shelving, storage cupboards and a skylight.

#### Family Room / Dining Room – 4.62m x 5.20m (15'2" x 17'1")

A further generous public room located to the front of the property with a double glazed sash and case style window. The room benefits from ornate cornicing and a decorative ceiling rose and provides access to the kitchen.

#### Kitchen – 4.27m x 3.96m (14'0" x 13'0")

A spacious dining kitchen fitted with a range of timber base and wall mounted units together with a full-height cupboard housing the hot water tank. There is ample space for a large dining table and chairs. Appliances include an AGA and Bosch electric oven with hob. Additional features include a stainless steel sink with mixer tap, tiled splashbacks, traditional pulley clothes airer, recessed downlighters, plumbing for an automatic washing machine and space for a dishwasher and fridge. Two double glazed windows overlook the rear garden.



**Utility Room** – 2.36m x 3.96m (7'9" x 13'0")

Located off the kitchen, this useful area provides additional storage and utility space. Features include shelving, space for a large fridge freezer, storage cupboard and access to the garden.

**WC** – 1.10m x 2.06m (3'7" x 6'9")

Fitted with a WC and benefiting from a roof window providing natural light

**Sitting Room / Ground Floor Bedroom** – 4.62m x 4.73m (15'2" x 15'6")

A versatile room overlooking the rear garden with doors providing direct access outside. The room features ornate cornicing and a picture rail and could be utilised as a sitting room, family room or ground floor bedroom.

**Shower Room** – 1.49m x 4.13m (4'11" x 13'7")

Fitted with a three-piece suite comprising WC, wash hand basin set within a vanity unit and shower cubicle fitted with a Bristan shower. Additional features include a medicine cabinet, heated towel rail, extractor fan and window overlooking the rear garden.

**Cellar**

Accessed from the hallway.



**First Floor Accommodation**

**Sitting Room/Bedroom – 4.27m x 5.83m (14'0" x 19'2")**

An impressive room featuring a timber fire surround with tiled inset and hearth. Additional period features include ornate cornicing and a dado rail. Dual aspect sash and case style windows provide excellent natural light.

**Principal Bedroom - 4.52m x 3.80m (14'10" x 12'7")**

A spacious double bedroom with sash and case style window to the front. The room benefits from wall-to-wall fitted wardrobes and a fitted dressing table.

**Box Room/Nursery – 2.08m x 1.70m (6'10" x 5'7")**

A versatile room currently utilised as ancillary accommodation to the principal bedroom. Suitable for use as a dressing room, study or nursery.



**Bedroom** – 4.52m x 3.83m (14'10" x 12'6")

A generously proportioned double bedroom overlooking the rear garden. The room retains a wealth of character with ornate cornicing and an attractive timber fire surround with tiled inset and hearth. A fitted storage cupboard provides additional practicality.

**Bathroom** – 2.67m x 1.79m (8'9" x 5'11")

Comprising bath, shower enclosure and wash hand basin set within a fitted vanity unit. The room benefits from ornate cornicing and a rear-facing sash and case style window with working shutters.

**WC** – 1.60m x 0.90m (5'3" x 2'11")

Fitted with WC and wash hand basin.

**Second Floor Accommodation**

**Bedroom** – 4.25m x 3.55m (13'11" x 11'8")

A bright and spacious double bedroom featuring a bay style sash and case window to the front. The room benefits from a vanity area incorporating wash hand basin, mirror and shelf together with a useful dressing area or walk-in wardrobe.

**Bedroom** – 4.27m x 3.97m (14'0" x 13'0")

A further generous double bedroom with sash and case style window to the front. Character features include a fireplace with tiled inset and slate hearth. The room also benefits from a walk-in wardrobe area and vanity space comprising wash hand basin, shelf and mirror.

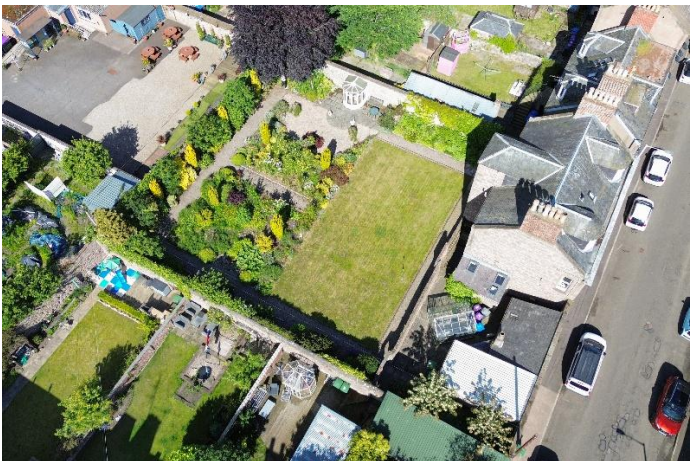
**Eaves Storage / Box Room** – 2.08m x 1.96m (6'10" x 6'5")

Large storage cupboard extending into the eaves and housing the Bosch central heating boiler. Roof window providing natural light. Further storage cupboard housing an additional hot water tank.



**Outside**

Old St George's Manse enjoys a generous plot with mature, well-established gardens that offer a high degree of privacy and seclusion. A particular feature is the charming rear walled garden, enclosed by traditional stone walls and principally laid to lawn, with mature trees, shrubs and gravel pathways creating attractive areas to relax and enjoy the surroundings. The grounds also include a summer house, greenhouse and additional garden area, ideal for keen gardeners. Further benefits include an outdoor store with a traditional Belfast sink and a substantial garage providing excellent parking and storage space.

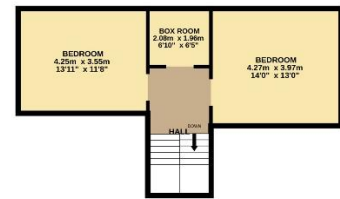




GROUND FLOOR

1ST FLOOR

2ND 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:** Gas Central Heating

**Fixtures & Fittings:** Blinds and floorcoverings

**Local Authority:** Angus Council

**Council Tax Band:**

**Post Code:** DD10 8PZ

**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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