



33 Whites Place | Montrose | DD10 8RN

Offers Over £230,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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Occupying a desirable position within the historic coastal town of Montrose, this exceptional property boasts an abundance of original features including beautifully preserved internal doors, decorative cornicing, and attractive fireplaces. These timeless details blend seamlessly with tasteful modern upgrades, creating a home of remarkable warmth, style and character.

The accommodation is presented in immaculate condition throughout, with every room thoughtfully decorated to an exceptional standard. Traditional charm is complemented by modern conveniences including double-glazed sash and case style windows and gas central heating ensuring energy efficiency while maintaining the property's classic appearance.

The spacious accommodation comprises a welcoming entrance hall, elegant lounge, generous kitchen/sitting/dining room, utility room, three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a delightful enclosed courtyard garden designed for low-maintenance living, complete with artificial lawn, attractive paving, a covered seating area and a useful external store.

Montrose is one of Angus's most sought-after coastal towns, renowned for its beautiful sandy beach, picturesque harbour, and excellent range of local amenities. Residents benefit from a variety of independent shops, cafés, restaurants and supermarkets, together with highly regarded schooling and leisure facilities. The town is also home to the internationally recognised Montrose Basin, a spectacular nature reserve attracting a wealth of wildlife throughout the year. Excellent road and rail links provide convenient access to Aberdeen, Dundee and beyond, making Montrose an ideal location for commuters and families alike.

This is a rare opportunity to acquire a truly special home where period character, modern comfort and stylish presentation come together in one of Angus's most attractive coastal settings.

- Traditional Terraced Villa
- Bright & Spacious Lounge
- Kitchen/Dining Room/Sitting Room
- Utility Room
- 3 Bedrooms & Bathroom
- Gardens
- GCH & DG
- EPC Band C



Entrance Hallway

Entrance hallway with under-stair storage cupboard. Exterior door.

Lounge

Approx. **3.85m x 4.75m** (12'8" x 15'7")

A superb bay-windowed lounge with impressive double-glazed sash and case bay window which floods the room with natural light, creating a bright and welcoming atmosphere while providing an attractive outlook over the Mid Links. Rich in character, this reception room retains many original features, including ornate cornicing, decorative ceiling detailing and a stunning fireplace that forms an attractive focal point. The generous proportions and high ceilings enhance the sense of space, while the tasteful décor perfectly complements the property's traditional character.

Open Plan Kitchen / Sitting Room / Dining Room

Approx. **6.15m x 3.49m** (20'2" x 11'5")

A stylish and well-appointed kitchen fitted with a range of modern shaker-style wall and base units complemented by contrasting work surfaces and striking tiled splashbacks. The kitchen incorporates integrated appliances and provides excellent storage, creating a practical yet attractive environment for everyday cooking. The dining/sitting area offers excellent space for dining and family living. Beautifully presented throughout, the room features a charming period fireplace, recessed display alcoves with fitted storage, and a large window overlooking the garden, flooding the room with natural light. An attractive and versatile space, ideal for both everyday family life and entertaining.

Utility Room

Approx. **2.23m x 2.88m** (7'4" x 9'5")

Useful ancillary room providing additional storage and laundry facilities with external access.



Upper Landing

Providing access to all bedrooms, bathroom and large storage cupboard with shelving.

Main Bedroom

Approx. **3.55m x 4.32m** (11'8" x 14'2")

A beautifully proportioned double bedroom enjoying an attractive open outlook over Mid Links through a large double-glazed sash and case style window. Full of character, the room features an ornate fireplace with an elegant wooden surround and decorative cast iron inset, creating a charming focal point.

Bedroom 2

Approx. **3.55m x 3.26m** (11'8" x 10'8")

Another well-proportioned double bedroom enjoying a pleasant open outlook to the rear through a double-glazed sash and case style window. The room retains attractive period features, including ornate corning and a charming fireplace with decorative surround, enhancing the property's traditional character. A hatch provides access to the loft space, while the tasteful presentation creates a bright and welcoming atmosphere.



Bathroom

Approx. **2.60m x 2.02m** (8'6" x 6'8")

A stylish modern bathroom fitted with a contemporary white suite comprising a P-shaped bath with shower over, wash hand basin set within a vanity storage unit, and WC. Finished with attractive tiling to the splashback areas and complemented by a heated towel rail, the room offers a practical yet elegant space, presented in excellent decorative order throughout.

Bedroom 3

Approx. **2.60m x 2.56m** (8'6" x 8'5")

Single bedroom, ideal as a child's room, guest bedroom or home office. Double glazed window to front.





Outside:

The property benefits from a charming and easily maintained courtyard-style garden, providing a private outdoor space ideal. The garden is predominantly finished with attractive block paving and incorporates an area of artificial lawn, creating an attractive outdoor space that can be enjoyed throughout the year with minimal upkeep. A covered timber gazebo provides a sheltered seating area, while mature climbing ivy and established planting soften the boundaries and enhance the sense of privacy. The garden also benefits from direct access to a useful external store/outbuilding, offering excellent additional storage.

Services: Gas Central Heating

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: D

Post Code: DD10 8RN

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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