

21 Basin View Crescent| Montrose | DD10 9LY

Offers Around £159,950

T. DUNCAN & CO.

Solicitors ● Estate Agent







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Nestled within the tranquil over-50s community of Monarch of the Glen Park, 21 Basin View Crescent, Montrose presents a rare opportunity for those seeking a peaceful, low-maintenance lifestyle. This detached two-bedroom park home is ideal for year-round living or as a luxurious retreat, offering outstanding uninterrupted views over Montrose Basin.

Please Note - Ground rent for this property for the current year Jan-Dec 2026 is £2100.

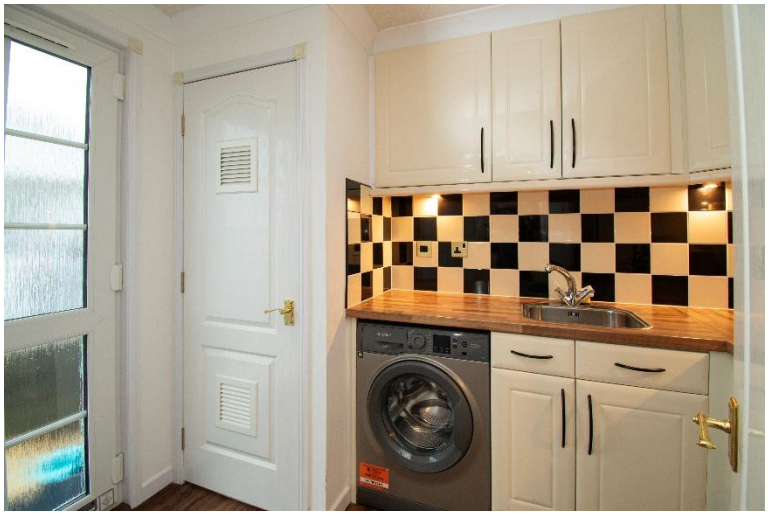
Inside, the home boasts a bright and spacious accommodation throughout. A welcoming entrance hall leads into a beautifully appointed lounge, dining room and separate sitting room. The sitting room offers spectacular views over Montrose Basin, providing an ideal setting for relaxation. The modern kitchen features a range of fitted base and wall units, along with integrated fridge freezer, washing machine and dishwasher, To the rear, the hallway leads to a large family shower room, and two well-proportioned double bedrooms, each with fitted storage units. The main bedroom benefits from a private dressing area, complete with fitted wardrobes, and a stylish en-suite shower room with WC.

Outside, the low-maintenance garden is laid out for ease of maintenance, complimented by a patio area taking in the outstanding views over the basin. There is a mono-block driveway to the side with ample space for a number of vehicles. In addition, there is a further enclosed garden area offering a peaceful retreat laid out in gravel chips, pathways and stone seating areas.

The pet-friendly park welcomes animal companions, making it a perfect home for pet lovers.

- Detached Park Home
- Spacious Lounge/Dining Room
- Sitting Room & Modern Kitchen
- 2 Double Bedrooms
- Shower Room
- Dressing Area & En-Suite
- Driveway & Gardens
- Oil CH & DG







Entrance Hallway
UPVC exterior door providing access to the property. Spacious hallway with all accommodation leading off. Cloak cupboard and additional storage cupboard fitted with shelving. Hatch with pull-down ladder providing access to the loft space.

Lounge/Dining Room: Approx. **5.8m x 5.7m** (**19'0" x 18'8"** at widest points)
A bright and generously proportioned room with two clearly defined living and dining areas. The lounge area benefits from double glazed windows to the side together with a further double glazed window to the front, enjoying attractive views over the Montrose Basin. Double doors lead through to the sitting room. The dining area offers ample space for a family dining table and chairs, making it ideal for both everyday living and entertaining. Door leading to the hallway.

Kitchen: Approx. **3.3m x 2.8m** (**10'10" x 9'2"**)
Fitted with a modern range of base and wall mounted storage units incorporating coordinating work surfaces. Integral hob, oven and fridge freezer. Double glazed window providing natural light.

Utility Room: Approx. **2.9m x 1.9m** (**9'6" x 6'3"**)
Fitted with a range of base and wall mounted storage units with coordinating work surfaces. Integral washing machine and dishwasher. Built-in cupboard housing the oil-fired central heating boiler. Exterior door providing access to the outside.



Sitting Room: Approx. **2.8m x 4.2m (9'2" x 13'9")**.
A bright and spacious sitting room enjoying outstanding uninterrupted views over Montrose Basin and beyond. French doors provide direct access to the garden, allowing the stunning outlook to be enjoyed both indoors and out.

Bedroom 1: Approx. **4.2m x 3.5m (13'9" x 11'6")** at widest point. Generously proportioned double bedroom with double glazed window to the side. Access to a superb dressing area fitted with a modern range of wardrobes incorporating shelving and hanging rails. Further access to the en-suite shower room.

En-Suite: Approx. **2.2m x 1.4m (7'3" x 4'7")**. Fitted with a three-piece suite comprising WC, wash hand basin and corner shower cubicle. Double glazed frosted window providing natural light and ventilation.








Bedroom 2:
Approx. **2.9m x 2.9m (9'6" x 9'6")**. A further excellent-sized double bedroom featuring a double glazed window overlooking the side of the property. Benefiting from fitted wardrobes with overhead storage and integrated bedside tables.

Shower Room:
Approx. **2.4m x 2.0m (7'10" x 6'7")**. Modern shower room fitted with a three-piece suite comprising WC, wash hand basin and large shower enclosure. Heated towel rail. Double glazed window to the side providing natural light and ventilation.






Outside: A patio area to the front provides an excellent space for outdoor seating and enjoys outstanding, uninterrupted views across Montrose Basin. The front and side gardens are designed for ease of maintenance, incorporating artificial grass, paving stones, outdoor store and timber shed. Monoblock driveway provides off street parking for a number of vehicles. In addition, there is a separate landscaped garden area laid out with paving stones, gravel chips and seating areas, creating the perfect setting to relax.






Services: Oil Central Heating

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 9LY

Viewing: By arrangement through agent

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