



3 East Mains of Rosemount | Montrose | DD10 9JS

Fixed Price £249,995

T. DUNCAN & CO.
Solicitors • Estate Agents





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Viewing is a must to appreciate what this spacious property has to offer, with a floor area of 147 square metres, comprising of dining room, lounge, kitchen, utility, family bathroom, three large double bedrooms, shower room and sun room. The property provides the perfect family accommodation with the bonus of extensive gardens set in the countryside and close to all the local amenities.

Situated on the outskirts of Hillside within Rosemount this delightful family home offers countryside living with stunning views over the East coast in a unique and rarely available location. The property has a very large secure and secluded beautifully planted mature garden to the front with summerhouse. There is also a securely fenced rear garden. Rosemount Primary School, the local shop/Post Office and the bus stop are a few minutes' walk away. With beautiful woodland walks on the doorstep make this a must view property with convenience to amenities and Montrose.

- Semi-detached Cottage
- Dining Room: 13'3 x 11'4 (4.06m x 3.47m)
- Lounge: 16'0 x 10'1 (4.90m x 3.07m)
- Kitchen: 13'6 x 9'5 (4.14m x 2.89m)
- Family bathroom: 6'03 x 5'8 (1.84m x 1.78m)
- Utility: 6'7 x 6'9 (2.03m x 2.10m)
- Bedroom 1: 9'3 x 16'8 (2.84m x 5.13m)
- Bedroom 2: 13'2 x 15'7 (4.02m x 4.80m)
- Bedroom 3: 11'3 x 16'4 (3.44m x 5.00m)
- Shower Room: 7'3 x 6'2 (2.23m x 1.89m)
- Sun Room: 13'0 x 6'6 (3.98m x 2.00m)
- Secluded gardens
- Garage, sheds and summer houses



Dining room: Double patio doors lead out to the driveway and gardens, flooded with natural light from the two Velux windows, laminate flooring, radiator, ample sockets, double glass panel doors lead you into the lounge.

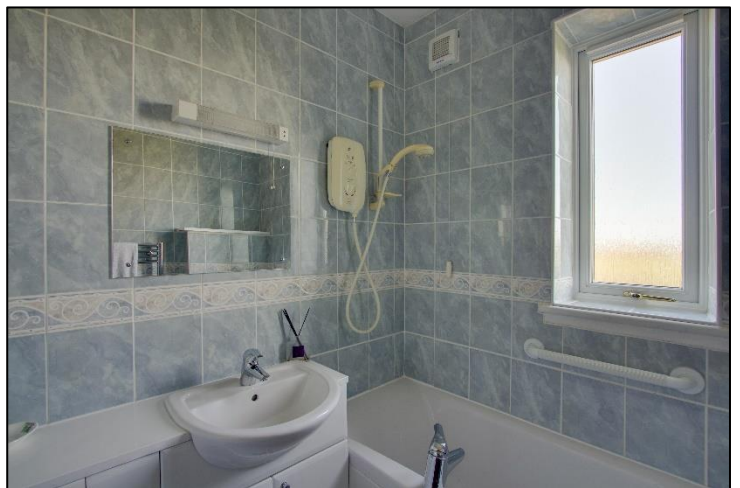
Lounge: Double glazed window flanked with purpose-built fitted shelving and storage, laminate flooring ample sockets, tv points, radiator.

From the lounge you enter main hallway with access to all other rooms, there is a radiator and to the end of the hallway the double glazed door provides access to the garden.

Kitchen: Flooded with natural light from the two double glazed windows you are given the views to the driveway and out over the countryside. Fitted to wooden base and wall units with coordinating work tops incorporating a 1½ stainless steel sink with mixer tap, halogen hob, double oven, under counter space, plumbed for dish washer which is included in the sale, tiled splash back, radiator and wall mounted boiler.

Family bathroom: Comprising three-piece suite with toilet, vanity unit to sink, bath, tiled floor, tiling from floor to ceiling, double-glazed window, mirror, shaver point light and chrome heated towel rail.

Utility: Double-glazed door leads to the front of the property, double-glazed window, plumbed for automatic washing machine, base and wall units, worktop incorporating circular bowl sink with mixer tap and radiator.





Bedroom 1: Double bedroom with double glazed window and radiator.

Bedroom 2: Double bedroom with double glazed window, shelved alcove, further alcove with one shelf, radiator

Bedroom 3: Double bedroom with double glazed window, free standing wardrobes incorporating shelves, drawers, and mirror (this item may be included in the sale if wished), radiator.

Shower room: Comprises quadrant shower with power shower, toilet and wash hand basin, chrome towel rail, tiled floor, tiled from floor to ceiling and double glazed window.

Sun room: With double glazed windows running the length of the room full advantage of the stunning views over the countryside and out to the North Sea are taken in, laminate flooring, polycarbonate roof, shelf and radiator.



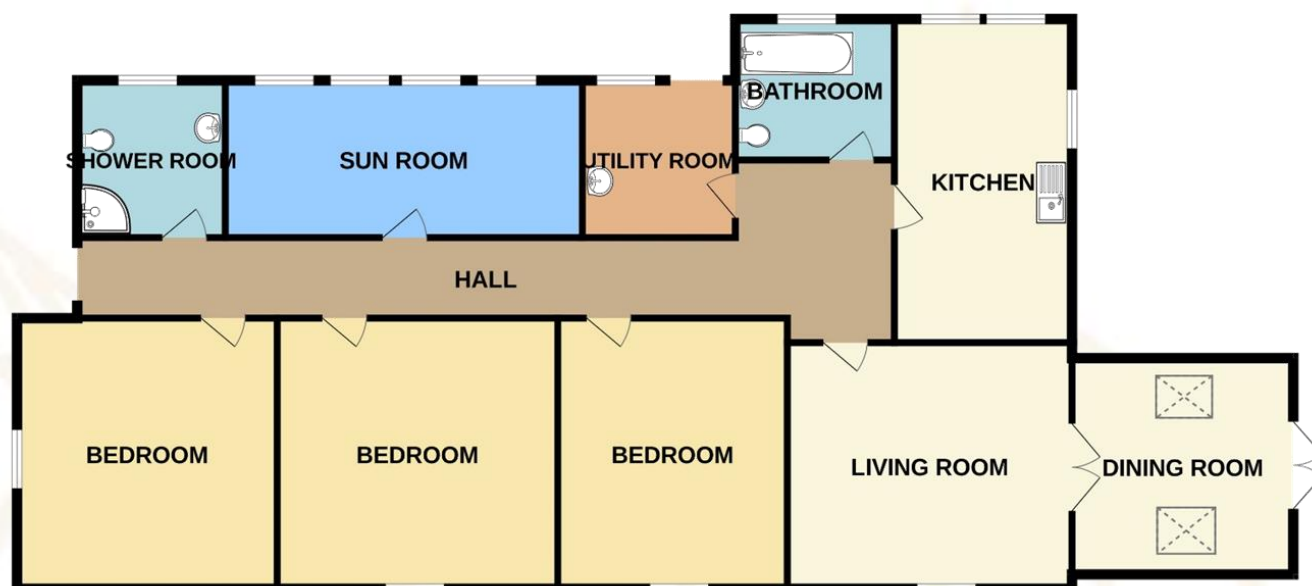


Outside: The mutual driveway leads to the property and stone built garage with outside tap, LPG tank, gated access to the front of property, which is laid to slabs and stone chipped borders, outside tap. To the side of the property, it is laid to grass with whirly, wooden shed, wooden summer house, storage box, surrounded by mature trees and shrubs.

The hidden gem to the property is the secluded spacious garden set to the side of the garage. Mainly laid to grass and surrounded with mature shrubs and trees is the ideal summer entertainment area, wooden summer house and wooden shed.



GROUND 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: LPG Central Heating & Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings incl.

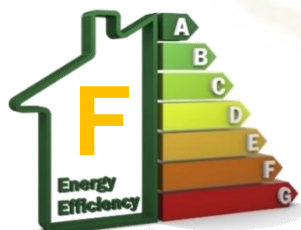
Local Authority: Angus Council

Council Tax Band: D

Post Code: DD10 9JS

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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