

1 Ecclesgreig Gardens

ST. CYRUS, MONTROSE, DD10 0AU



*STRIKING MODERN DESIGN, LANDSCAPED
GARDENS, DOUBLE GARAGE, AND ELEGANTLY
PROPORTIONED LIVING SPACES*



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This exceptional detached home extends to approximately 287m² and offers five spacious bedrooms, a sleek modern design, beautifully landscaped gardens, and a double garage. Set within the sought after coastal village of St Cyrus, the property combines refined architecture, thoughtfully designed interiors, and a peaceful setting to deliver the perfect blend of contemporary family living and timeless elegance.

Presented by McEwan Fraser Legal, this superb home has been crafted with family life in mind. Its generous proportions and flowing layout are enhanced by an impressive open-plan kitchen, dining, and family room, an inspiring space at the heart of the home, complete with vaulted cathedral-style ceilings and a central wood-burning stove. The light-filled sun lounge offers garden views, while the formal lounge provides a more private retreat for entertaining or relaxing.

THE PROPERTY

On the ground floor, the home features a welcoming and practical layout including a stylish lounge, a show-piece open-plan living area, a sun lounge with access to the garden, and a dedicated boot room and utility area that keeps everyday living neat and efficient. A ground-floor double bedroom and shower room add to the home's versatility, making it ideal for guests or multi-generational living.





THE PROPERTY

The kitchen stands out as a focal point, designed to both inspire and perform. This German-designed space features glossy handleless cabinetry, quartz stone worktops, and a central breakfast island. Siemens appliances, including a five-ring induction hob, double oven, microwave, plate warmer, and remote lit extractor, combine cutting-edge function with clean, contemporary style. An instant boiling water tap adds further convenience, making this kitchen as practical as it is elegant.











THE PROPERTY

Upstairs, four generous double bedrooms offer comfort and space for all the family. The principal suite enjoys the luxury of a private en-suite shower room and dressing area, while the family bathroom features both a bath and a separate shower, with underfloor heating and premium finishes throughout.







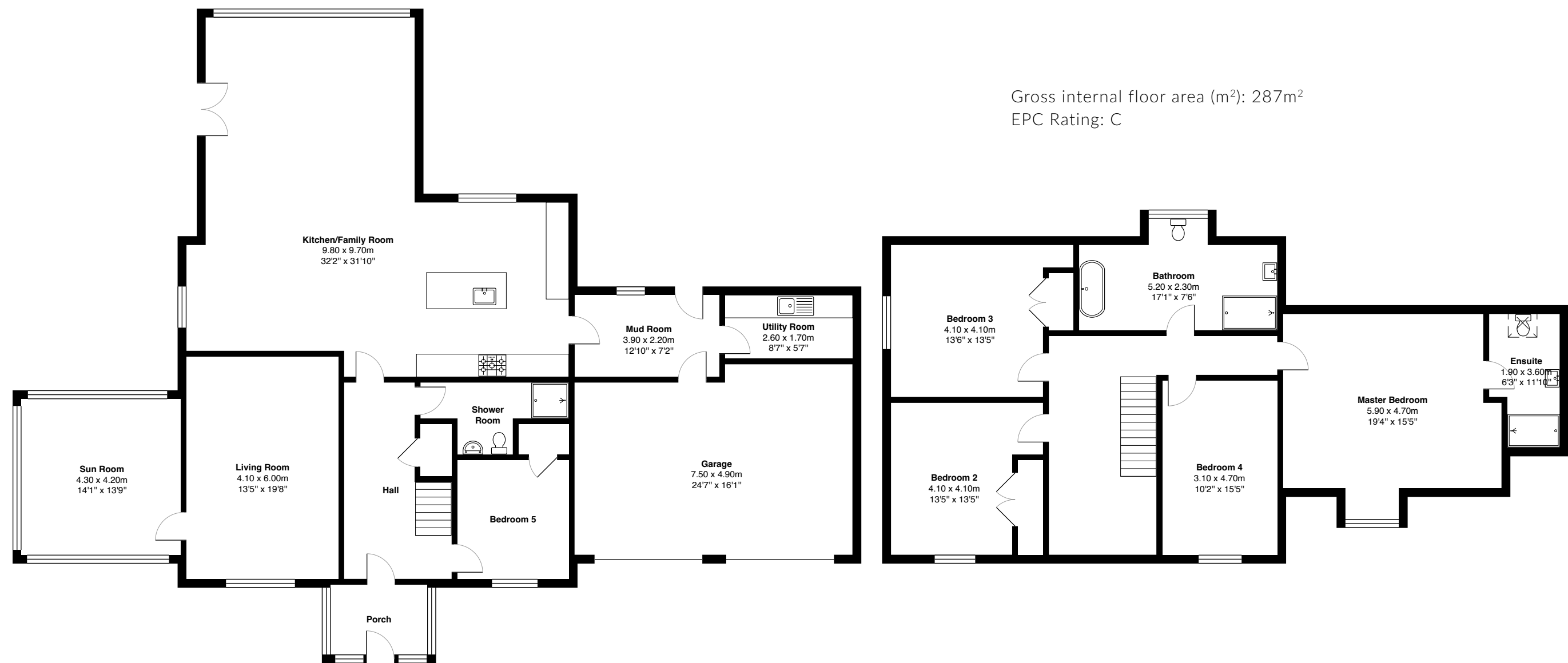


THE PROPERTY

Throughout the home, modern technology and high-quality finishes have been carefully integrated. A built-in Sonos sound system with speakers in the family room, sun lounge, bathroom, and patio provides immersive sound, while underfloor heating in all bathrooms, pre-finished oak doors with glazed panels, and high-specification sanitary-ware reflect the attention to detail. Porcelain floor tiles, floating vanity units, LED-lit mirrors, and thermostatic showers complete the sense of luxury.



Gross internal floor area (m²): 287m²
EPC Rating: C



THE EXTERIOR

Outside, the landscaped garden and patio offer a private outdoor sanctuary, ideal for relaxing or entertaining. The double garage, complete with electric doors, provides secure parking and ample storage space for vehicles, tools, and outdoor equipment, keeping everything organised and easily accessible.

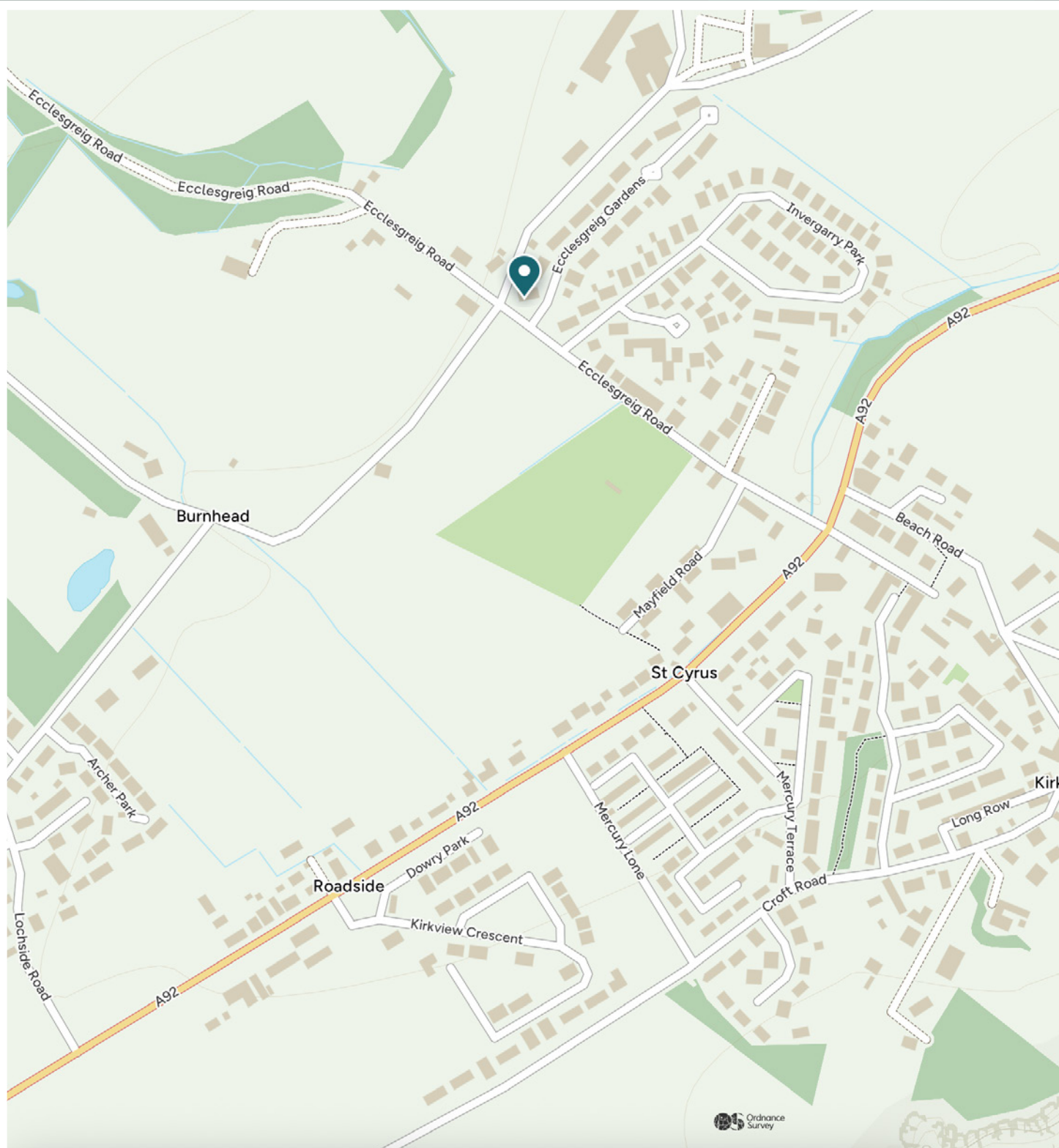


THE LOCATION

Situated in the peaceful village of St Cyrus, this home is just a short walk from the beach, where scenic coastal paths invite outdoor exploration. The village itself offers excellent access to local amenities, schools, and transport links, making it an ideal location for families seeking a balance between rural living and everyday convenience.

Stylish, substantial, and set in one of the North East's most picturesque coastal communities, this remarkable home offers a rare opportunity to enjoy luxurious living by the sea. Viewing is highly recommended.





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