

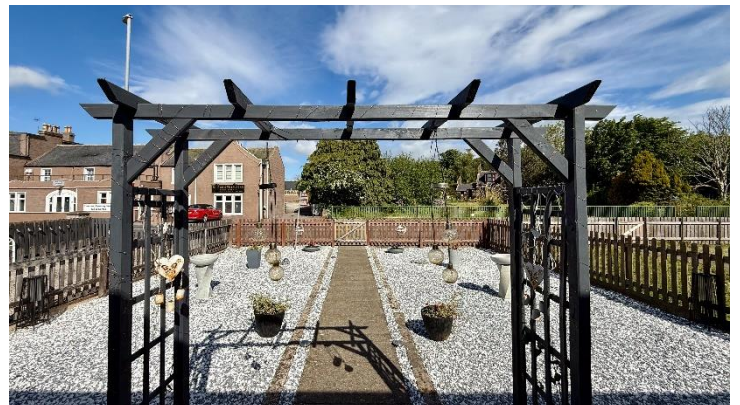


4 Roadside Terrace | St Cyrus | DD10 0BG

Offers Over £165,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Offers Over £165,000

This beautifully refurbished two double bedroom semi-detached cottage enjoys a sought-after location within a popular village, just a few miles from the coastal town of Montrose, which offers a full range of amenities including shops, schools, leisure facilities, and excellent transport links.

The property has been tastefully upgraded and offers bright, modern accommodation throughout. The spacious lounge is filled with natural light, creating a welcoming and relaxing space, while the recently installed kitchen features a range of contemporary units and integrated appliances, ideal for modern living. The stylish shower room has also been upgraded to a high standard, and both bedrooms are generously proportioned doubles. The property further benefits from recently installed electric heating, ensuring year-round comfort and energy efficiency.

Externally, the cottage is set within beautifully landscaped gardens to the front and rear. The rear garden is laid to lawn with a patio area perfect for outdoor entertaining and has the benefit of three sheds. A large driveway provides ample parking for several vehicles, making this an ideal home for couples, young families, or downsizers seeking comfort, convenience, and charm in a semi-rural setting.

- Semi-Detached Cottage
- Bright & Airy Lounge
- Modern Recently Fitted Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- Large Driveway
- Generous Front & Rear Gardens
- EPC – Band E



Vestibule: UPVC double glazed exterior door. Door to hallway

Hallway: Hatch to fully insulated loft storage space with aluminium ladder.

Lounge: Spacious public room with double glazed UPVC window looking to front. Feature electric fire. Two shelved alcoves with storage below. Laminate flooring. Door to hallway. Door to kitchen.



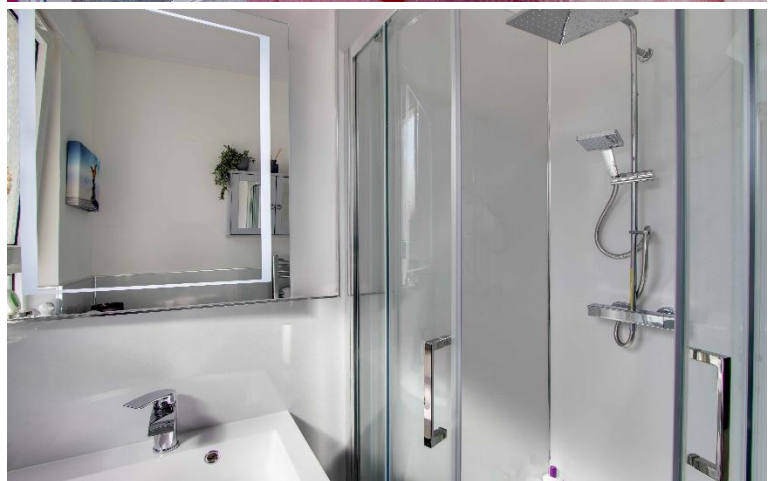
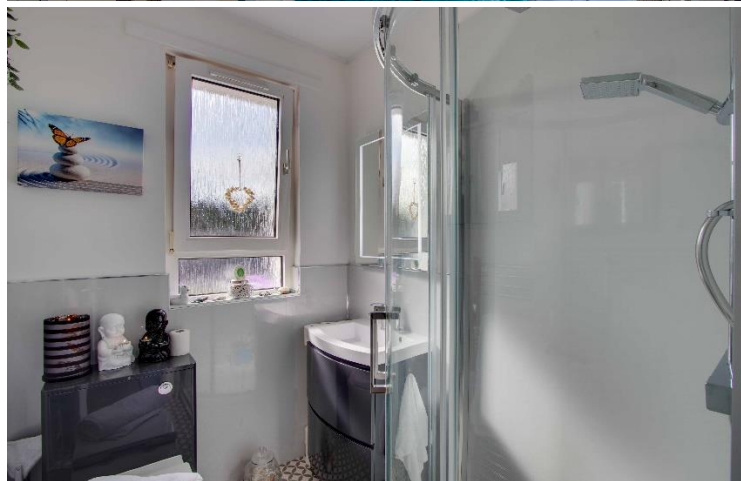
Kitchen: The recently installed kitchen is fitted with a range of high gloss grey units with integral hob, extractor fan, oven, dishwasher, washing machine, tumble dryer and fridge freezer. UPVC exterior door to rear garden. UPVC double glazed window looking over rear garden. Laminate flooring

Shower Rm: Modern shower room fitted with three piece white suite incorporating WC in fitted unit, wash hand basin in fitted unit and corner shower cubicle. Heated towel rail. Wet wall paneling to dado height.



Bedroom 1 Wall to wall fitted wardrobes with shelving and hanging rails. UPVC double glazed window to front.

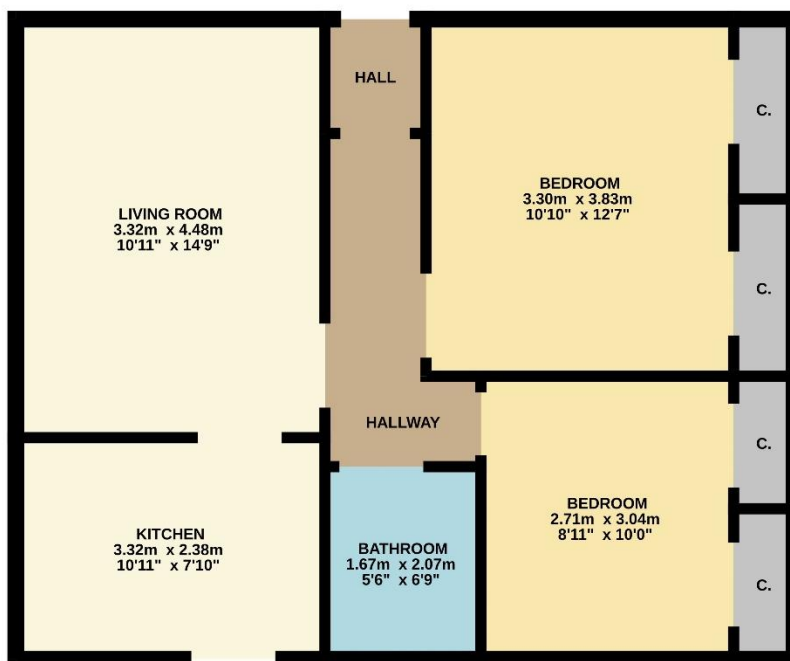
Bedroom 2: Another spacious double glazed with UPVC double glazed window to rear. Wall to wall fitted wardrobes with shelving and hanging rail.



Outside: The front garden is beautifully landscaped and laid out for ease of maintenance. The fully enclosed rear garden has been recently landscaped in areas of lawn, gravel chips and patio area. Three sheds. Gate to side leading to the driveway which has parking for several vehicles. Outdoor electric point. Outdoor tap.



GROUND FLOOR
62.0 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA: 62.0 sq.m. (667 sq.ft.) approx.
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: Electric Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Aberdeen

Council Tax Band: B

Post Code: DD10 0BG

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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N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.

For a free no obligation valuation of your own property call our Property Department on 01674 672353.