



22 Scotston Place, Montrose, DD10 0BZ

Price Guide £165,000

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estateagents

Ideal downsize property suitable for a variety of buyers enjoying a convenient situation within this popular coastal village, close to Montrose and convenient for the stunning nearby beaches.

Very handy for the local Primary school, this property offers features that may be especially suitable for individuals with reduced mobility. The single-level layout ensures easy movement throughout, and a ramped entrance at the rear provides step-free access to the home. Spacious rooms further support comfort and practicality for a wide range of mobility needs.

With air source central heating and double glazing, the accommodation comprises : Entrance Vestibule, Hallway, Lounge, fitted Kitchen, 2 bedrooms and a Snug or 3rd bedroom. Also accessible shower room. Front, side and rear garden with off street parking.

Entrance Vestibule & Hallway

3'8" x 4'5" and 17'11" max x 3'1" (1.14 x 1.36 and 5.48 max x 0.95)
Entrance Vestibule with ceiling light, radiator and laminate wood flooring which extends into the hall. Glazed door to "L" shaped hallway with cloak cupboard. Two ceiling spotlights, radiator and laminate wood flooring. Hatch to loft space.

Lounge

16'11" x 11'5" (5.17 x 3.49)
Glazed door opens into the well proportioned Lounge with double front facing picture windows. Focal point fireplace with electric fire in situ. Central 3 arm ceiling light fitting, radiator and carpet.

Kitchen

7'10" x 12'9" (2.4 x 3.9)
Good sized Kitchen with range of floor and wall mounted units in an attractive distressed wood effect topped by coordinating work surfaces and splashback tiling. Sink with mixer tap and drainer below double windows. Ample room for all the necessary appliances. Triple spotlight, radiator and vinyl flooring.





Bedroom 1

11'5" x 10'7" (3.48 x 3.23)

Double bedroom with double fitted wardrobe. Rear facing window. Ceiling light fitting, radiator and carpet.

Bedroom 2

7'10" x 9'6" (2.4 x 2.9)

Bedroom with double fitted wardrobe. Ceiling light, radiator and carpet.

Bedroom 3/Snug

9'8" x 9'6" (2.95 x 2.9)

Snug or another bedroom with patio door to the rear garden. Double wardrobe. Ceiling light, radiator and carpet.

Shower Room

5'2" x 11'8" (1.6 x 3.58)

Accessible shower room with electric shower, support handles and retractable half height screens, wc and wash hand basin. Ceiling light fitting, Xpelair, non slip flooring and chrome ladder radiator.

Garden

The property has garden areas to the front, side and rear. The garden areas are surfaced in grass, chip stones, paving and planting. There is a drive and parking area surfaced in concrete paving. The boundaries are formed in timber fencing and brick walls.

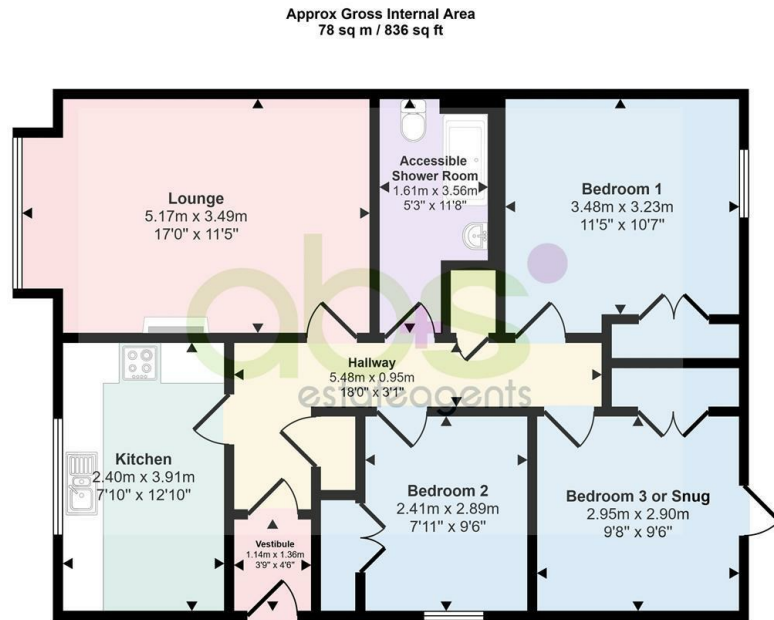
Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price.

Home Report

The Home Report Valuation as at May 2025 is £165,000, Council Tax Band D and EPI rating is D.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

A picturesque coastal village nestled in south Aberdeenshire, St Cyrus is known for its scenic setting and as a natural habitat to many nature and wildlife species. Referred to as one of Britain's richest nature reserves (VisitScotland), the St Cyrus National Nature Reserve is blessed with splendour; a pure golden beach with imposing volcanic cliffs around.

St Cyrus, formerly known as Ecclesgreig Beach, is a wide expanse of sandy beach backed by spectacular red granite cliffs which tower above it.

Dolphins, whales and porpoises can be spotted from the St Cyrus beach whilst closer to land there's the chance to catch a glimpse of seals and a variety of birds. The reserve is also a habitat for plants (with over 300 different species) and insects too.

There is also a visitor centre with information about the reserve, its inhabitants and walking trails which can be done. In the village there is also a gallery, caravan park, old bakery, pub and holiday lets.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	