



29 Basin View Crescent | Montrose | DD10 9LY

Offers Around £175,000

T. DUNCAN & CO.  
Solicitors • Estate Agent





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Nestled within the tranquil over-50s community of Monarch of the Glen Park, 29 Basin View Crescent 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 and dining room. The lounge 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 appliances. To the rear, the hallway leads to a large family bathroom, and two well-proportioned double bedrooms, each with overhead fitted storage units, bedside cabinets, and a shelved cupboard. The main bedroom benefits from a private dressing area, complete with a fitted wardrobe and dressing table, and a stylish en-suite shower room with WC. All furniture with the exception of the hall table will be included in the sale price.

Outside, the low-maintenance front garden is laid to decorative chip-stones, complemented by a mono-block driveway to the side. The rear garden offers a peaceful retreat with a sheltered patio area—ideal for enjoying the stunning views. The pet-friendly park welcomes animal companions, making it a perfect home for pet lovers.

Enjoy spectacular vistas of the North Sea and Grampian Mountains from your doorstep. Ideally situated on the A92 coastal route, the park provides excellent access to nearby amenities and transport links. A convenient bus stop at the park's entrance ensures easy travel to local shops, healthcare, and leisure facilities.

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



**Entrance Hallway:**

UPVC exterior door. Cloak cupboard. All accommodation leading off. Further storage cupboard with shelf. Hatch with ladder to loft which is partially floored and has Kingspan insulation.

**Kitchen;**

Approx. 2.9mx3.4m. Modern kitchen fitted with a range of base and high level storage units with co-ordinating workshop and integral Hotpoint hob and double oven. Stainless steel sink and drainer. Double glazed window to side. Heated towel rail

**Utility Room:**

Approx. 1.9mx2m. Fitted with a range of base and high level storage units with co-ordinating worktop. Plumbed for automatic washing machine. Cupboard housing the oil central heating boiler.



**Lounge/Dining:** Two clearly defined areas. Lounge Area measures Approx.5.5mx3.1m(to widest point) Two double glazed windows looking to side and further double glazed bay style window looking to front enjoying outstanding views over the Montrose Basin.

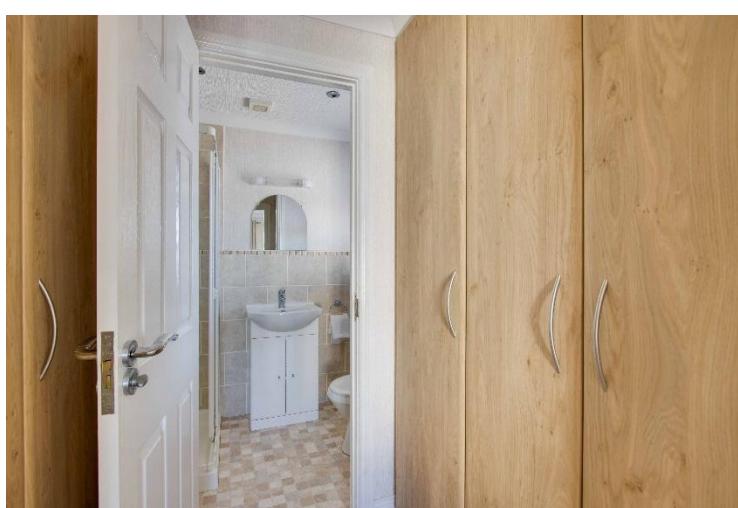
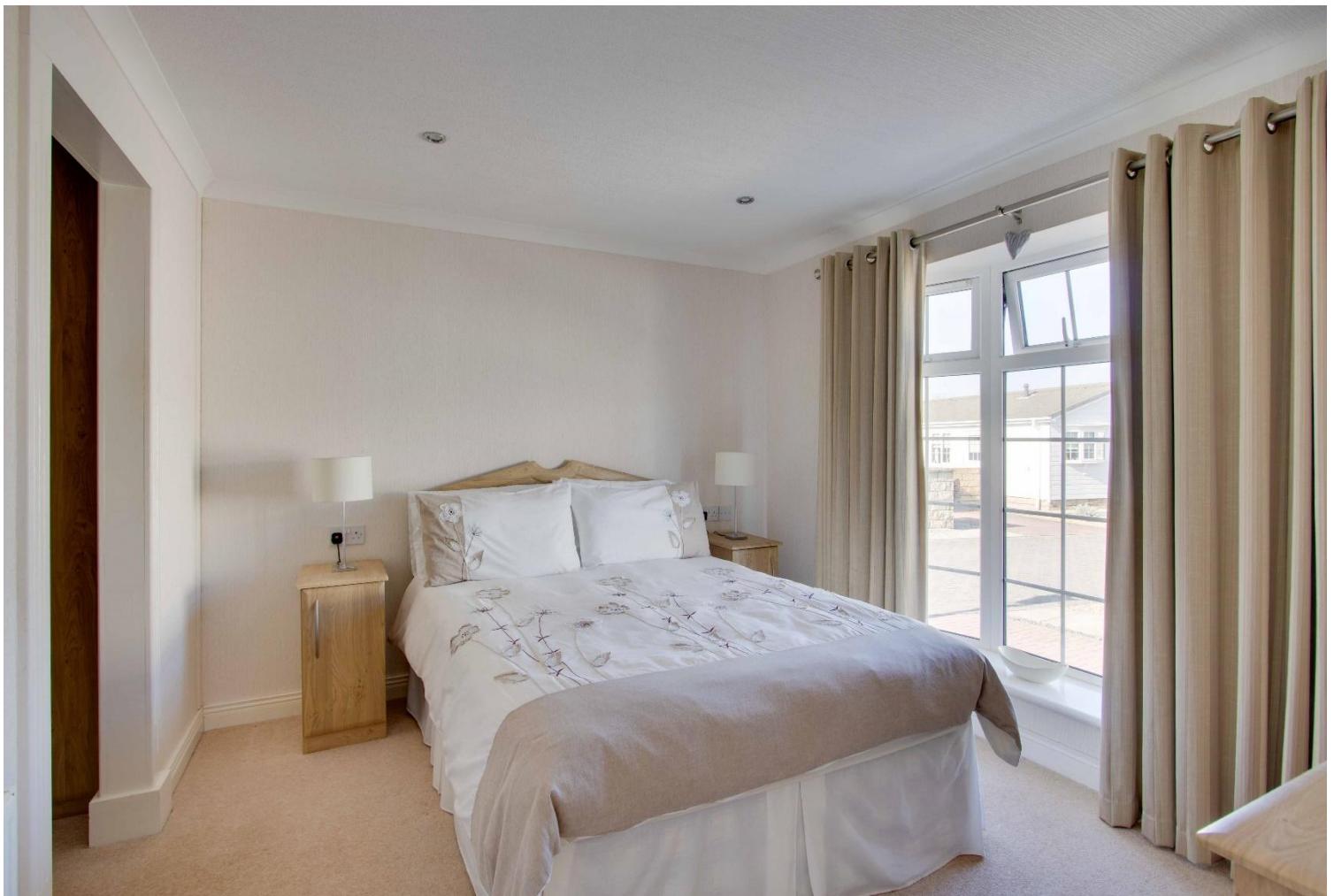
The dining area measures Approx. 2.7mx2.6 with ample space for table and chairs. Double glazed patio doors leading to garden.

**Bathroom:** Approx. 2.5mx1.9m. Modern bathroom fitted with three piece suite comprising WC, wash hand basin in fitted unit and bath with shower above. Heated towel rail. Double glazed window looking to side.

**Bedroom 1:** Approx. 3mx3.3m. Spacious double bedroom with double glazed window to side. Access to dressing area. Dressing area is fitted with modern wardrobes with shelving and hanging rails. Access to en-suite.

**En-Suite:** Approx. 2.2mx1.4m. Fitted with three piece suite comprising WC, wash hand basin in fitted unit and corner shower cubicle. Double glazed frosted glass window. Heated towel rail. Tiled to dado height.

**Bedroom 2:** Approx. 2.8mx2.8m. Another excellent sized double bedroom with double glazed window looking to side. Fitted wardrobes with overhead storage. Two single wardrobes with shelving and hanging rails. Fitted dressing table with drawer storage.



Outside:

The property is accessed by monoblock driveway leading to side garden laid out in monoblock. Outdoor store. The rear garden is accessed by patio doors from the lounge and is laid for ease of maintenance in patio area and enjoys outstanding uninterrupted views over Montrose Basin.





**Services:** Oil Central Heating and Double Glazing

**Fixtures & Fittings:** Carpets, blinds & light fittings

**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD10 9LY

**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 a draft Schedule.*

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