



Northview Lathallan, Johnshaven | DD10 0HS

Offers Over £325,000

T. DUNCAN & CO.

Solicitors • Estate Agents





Northview Lathallan, Johnshaven Montrose | DD10 0HS

Offers Over £325,000

This impressive four-bedroom, two-storey detached home enjoys a wonderfully private and secluded position within generous, enclosed gardens at the entrance to Lathallan School. Set amongst mature trees and adjoining the school's attractive wooded grounds, the property offers a peaceful and established setting with a strong sense of privacy.

The accommodation is spacious, versatile and well suited to modern family life, with a thoughtfully arranged layout comprising a kitchen, generous lounge, separate dining room, conservatory, utility room and a ground-floor bedroom. The upper floor provides three further bedrooms, including an en-suite, together with a family bathroom.

A particular feature of the property is the generous, enclosed garden grounds, which offer excellent space for children, outdoor entertaining and relaxation. The gardens are complemented by a timber garage, one summerhouse and ample off-road parking, providing valuable additional space for storage, hobbies, home working or leisure.

The picturesque coastal village of Johnshaven is close at hand, renowned for its charming harbour and attractive coastal surroundings. The nearby town of Montrose provides an excellent range of amenities, including shops, schools, leisure facilities, restaurants and everyday services. For those commuting or seeking a wider range of employment, shopping, cultural and leisure opportunities, Aberdeen is also within easy reach.

Combining a tranquil, tree-lined setting with generous gardens, flexible accommodation and excellent accessibility, this appealing detached home offers an excellent opportunity for families seeking space, privacy and a desirable coastal lifestyle.

- Detached House
- Spacious Lounge
- Dining Room
- Kitchen
- Shower Room/En-Suite
- Downstairs Cloakroom
- Conservatory
- 4 Bedrooms
- Gardens, Front and Rear / Garage
- EPC Band E



Entrance Hallway:

Entered via a UPVC exterior door with UPVC glazed side panel. Tiled floor and wooden glazed door leading into the main hallway. Door to Utility Room.

Reception Hallway:

Spacious and welcoming hallway providing access to the principal ground floor accommodation. Features include a large double storage cupboard, useful understair storage cupboard with shelving, and staircase with wooden balustrade leading to the upper floor.

Lounge: Approx. 6.25m x 3.76m (20'6" x 12'4") Attractive and generously proportioned public room featuring an ornate fireplace with wooden mantel and cast iron inset. Patio doors, with two double glazed side panels, lead directly to the front garden. Double wooden glazed doors provide access to the dining room, while further glazed doors lead through to the conservatory.

Dining Room: Approx. 4.34m x 3.76m (14'3" x 12'4") Well-proportioned dining room offering ample space for a large dining table and chairs. Double glazed French doors open onto the front garden, while glazed double doors connect to the lounge.

Conservatory: Approx. 4.82m x 3.00m (15'9" x 10'1")



Kitchen: Approx. 4.34m x 2.44m (14'3" x 8') Well-equipped kitchen fitted with a range of base and wall-mounted storage units, incorporating display cabinets. Coordinating worktops with tiled splashbacks. Space is provided for a slot-in electric cooker, dishwasher and fridge freezer. Double glazed window to the side, door leading to the hallway and access through to the dining room.

Utility Room. Housing washing machine, stainless steel sink with draining board.

Ground Floor Bedroom: Approx. 4.17m x 3.00m (13'8" x 9'10") Good-sized bedroom with double glazed window to the side.

Downstairs Cloakroom with WC and Wash Hand Basin

Upper Floor

Upper Hallway. Provides access to all upstairs accommodation and benefits from a hatch giving access to loft storage space.

Principal Bedroom: Approx. 4.32m x 3.56m (14'2" x 11'8") Spacious double bedroom with large double glazed window enjoying views over the front garden. Fitted with two wardrobes with storage cupboards above, together with a recessed dressing area incorporating mirror and storage below.

En-Suite Shower Room: Approx. 3.18m x 1.85m (10'5" x 6'1") Fitted with a four-piece white suite comprising WC, wash hand basin, bidet and shower cubicle with electric shower. Tiled flooring and access to eaves storage.

Bedroom Two: Approx. 3.56m x 3.20m (11'8" x 10'6") Double bedroom with double glazed window to the side. Recessed wardrobe area and built-in dressing table recess.

Bedroom Three: Approx. 4.83m x 3.00m (15'10" x 9'10") Another generously proportioned double bedroom featuring a built-in cupboard with hanging rail and shelving. Large double glazed window overlooking the front garden.

Family Bathroom: Approx. 2.41m x 2.11m (7'11" x 6'11") Modern bathroom fitted with a three-piece white suite comprising WC set within vanity units, wash hand basin with storage below, and bath with mixer tap. Separate large shower cubicle with rainfall shower. Frosted double glazed window to the back of the property, fully wet-walled walls and panelled ceiling.

Gardens and Grounds

The property is set within attractive garden grounds and benefits from a monoblock driveway providing off-street parking for two vehicles. Wrought iron double gates provide access to a further driveway leading to a timber garage. The garden is well established, offers a high degree of privacy and features one large summerhouse and timber shed, together with areas of lawn and decorative gravel and bark chips complemented by mature trees and shrubs. To the rear there are drying poles, and access to the oil tank.





Services: Oil Fired CH

Fixtures & Fittings: Carpets & Floorcoverings

Local Authority: Aberdeenshire Council

Council Tax Band: E

Post Code: DD10 0HS

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

T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
E-mail: mpc@tduncan.com
www.tduncan.com

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.