



“White Hoose” 1 Esk Road | Montrose
Offers Over £345,000

T. DUNCAN & CO.
Solicitors • Estate Agents





“White Hoose”, 1 Esk Road, Montrose | DD10 9NT

Offers Over £345,000

This beautifully presented Category B Listed detached home occupies an exceptional setting with uninterrupted, panoramic views of the Montrose Basin and the surrounding countryside. With its charming character and well-maintained interiors, the property presents a unique opportunity to live in a truly remarkable location.

Set in the vibrant coastal town of Montrose, the home offers the perfect combination of stunning natural surroundings and convenient local amenities. The town benefits from excellent transport links, with regular rail services to Aberdeen, Dundee, Edinburgh and beyond, and easy access to major road networks—ideal for commuting or exploring the wider area.

The accommodation includes a spacious open-plan kitchen, dining, and lounge area with wood burning stove, utility room, family bathroom, and three well-proportioned bedrooms, including a master with en-suite shower room, plus an attic room accessed via electric pull-down ladder. The property also boasts excellent storage throughout. Outside, the generously proportioned and beautifully landscaped gardens are complemented by ample parking, a garage, and useful outbuildings—one of which houses a hot tub—offering a perfect blend of practicality and leisure. The white goods are included in the sale and all furniture (excluding the Main Bedroom Furniture) may be available by separate negotiation.

The combination of character, spectacular views, and adaptable rooms offers strong potential for use as a family home, a holiday let or Airbnb, appealing to visitors drawn to Montrose’s coast, wildlife, and rich heritage.

- Category B Listed Detached Home
- Vestibule & Utility Room
- Open Plan Kitchen/Dining Room/Lounge
- 3 Double Bedrooms & Attic Room
- LPG Heating & Double Glazing
- Family Bathroom & En-Suite
- Garden, Garage & Outhouses & Hot Tub
- EPC Band D



Entrance Vestibule:

A bright and welcoming reception area providing access to the principal rooms.

Utility Room:

A practical laundry and storage space positioned conveniently beside the vestibule.

Kitchen / Dining / Lounge: Approx. 7.9m × 5.8m (25'11" × 19')

A striking open-plan living space designed to take full advantage of the home's exceptional outlook. The kitchen and dining areas flow effortlessly into an impressive lounge featuring a log burner and expansive Basin views, perfect for both relaxed family living and stylish entertaining.

Family Bathroom

A well-appointed bathroom serving the main level.

Storage

Generous built-in storage solutions throughout this floor.



Master Bedroom: Approx. 5.50m × 4.90m (18'1" × 16'1")

A magnificent principal bedroom offering superb proportions, abundant natural light, a luxurious en-suite shower room, and a walk-in wardrobe.

Bedroom 2: Approx. 4.90m × 2.60m (16'1" × 8'8")

A bright and comfortable double bedroom with fitted storage.

Bedroom 3: Approx. 3.91m × 2.24m (12'10" × 7'4")

A further well-proportioned double bedroom with built-in storage.

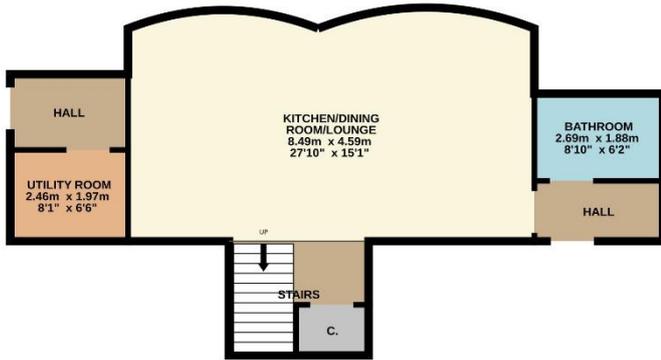
Attic Floor

Attic Room: Approx. 10.00m × 2.00m (32'10" × 6'7")

A highly versatile, fully developed attic accessed via an electronic staircase from Bedroom 2. Ideal as a studio, home office, creative workspace, or playroom, this room adds valuable flexibility to the home.



GROUND FLOOR



1ST FLOOR



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: LPG Heating & Double Glazing

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: C

Post Code: DD10 9NT

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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