





4 North Craigo | Craigo | DD10 9LD

Offers Over £195,000

T. DUNCAN & CO.
Solicitors • Estate Agents





Situated in a sought-after semi-rural location between Montrose and Marykirk, this beautifully presented detached cottage enjoys truly outstanding uninterrupted countryside views and offers spacious, well-maintained accommodation.

Bright and welcoming sun porch which leads into the central hallway, providing access to all accommodation. The spacious dual-aspect lounge is flooded with natural light and features a charming multi-fuel stove set within an attractive wooden fireplace. The modern fitted kitchen is well-equipped with a range of base and wall units, coordinating worktops and integrated Bosch appliances, including an electric oven, hob with extractor, fridge and freezer. A large window perfectly frames the spectacular open countryside views. There are two generously proportioned double bedrooms, both enjoying pleasant outlooks, while the contemporary shower room has been stylishly finished with a large walk-in shower and vanity storage.

Externally, the property occupies a generous plot with enclosed gardens to the front, side and rear. The rear garden has been thoughtfully designed to make the most of the exceptional rural outlook, featuring a decked seating area where the surrounding countryside can be fully appreciated. A substantial driveway provides ample off-street parking and leads to a single aluminium garage, while oil-fired central heating and double glazing ensure comfort throughout the year.

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- Country Cottage
 - Spacious Lounge
 - Modern Fitted Kitchen
 - 2 Well Proportioned Bedrooms
 - Large Shower Room
 - Garden
 - Oil Fired Central Heating
 - EPC Band E



Hallway The central hallway gives access to all accommodation and benefits from two double glazed windows overlooking the front garden, allowing an abundance of natural light. A useful storage cupboard is fitted with shelving and coat hooks, while two ceiling hatches provide access to the attic storage space.

Lounge A bright and spacious public room featuring dual aspect double glazed windows, creating a light and airy atmosphere. The focal point of the room is a multi-fuel stove set within an attractive wooden fire surround and hearth. Further features include a shelved alcove, decorative wood panelling to dado height and fitted roller blinds.

Kitchen A modern fitted kitchen incorporating a range of base and wall-mounted storage units with coordinating work surfaces. Integrated appliances include a Bosch electric oven, Bosch hob with extractor hood above, fridge and freezer. A stainless steel sink with mixer tap sits beneath a double glazed window enjoying outstanding uninterrupted views across the surrounding countryside. Wet wall splashback panelling completes the room.

Shower Room Stylishly fitted with a contemporary three-piece suite comprising a large walk-in shower, WC and wash hand basin housed within a vanity unit. Finished with attractive wet wall panelling, heated towel rail and a frosted double glazed window to the rear.



Bedroom 1 A spacious double bedroom with wood panelling to dado height and a large double glazed window to the front enjoying attractive views.

Bedroom 2 A further generous double bedroom with a large double glazed window to the rear taking full advantage of the outstanding uninterrupted countryside views.

Outside Occupying a generous plot in a desirable semi-rural location, the property enjoys exceptional uninterrupted countryside views to the rear. The front garden is laid mainly to lawn with gravel chipped areas and is bounded by mature hedging. A substantial driveway, accessed directly from the Montrose to Marykirk Road, provides ample off-street parking, while a separate pedestrian access leads to the property. To the side is a single aluminium garage together with a further fully enclosed gravelled garden area which houses the oil storage tank. The fully enclosed rear garden is laid mainly to lawn with gravel chipped sections and features an attractive decked seating area, perfectly positioned to enjoy the stunning open countryside views. A gate provides access from the rear garden.





Services: Gas Oil Fired Central Heating

Fixtures & Fittings: Blinds

Local Authority: Angus Council

Council Tax Band: C

Post Code: DD10 9LD

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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