

# 44 Belmont Street

NEWTYLE, ANGUS, PH12 8UE



*BEAUTIFULLY FINISHED TWO-BEDROOM END-TERRACED CORNER PLOT WITH A LARGE GARDEN*



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McEwan Fraser Legal is delighted to present to the market 44 Belmont Street, a charming and beautifully presented end-terraced home set on an attractive corner plot, offering bright, well-proportioned accommodation over two floors along with an exceptionally private and landscaped rear garden.

The property is entered on the ground floor. The inviting kitchen is bright and beautifully decorated, fitted with an integrated oven and gas hob, and provides direct access to the rear garden via a back door.







The cosy living room forms the heart of the home, centred around a log burner and offering a warm and welcoming space for both relaxing and entertaining. Patio doors open directly onto the garden, enhancing the sense of space and privacy.







The ground-floor bathroom is a bright and practical room, thoughtfully designed to incorporate a utility area, with the washing machine discreetly housed here.





On the first floor, the property offers two well-sized double bedrooms. The principal bedroom benefits from an en-suite, finished to a high standard. Both bedrooms retain original, fully functioning shutters, adding charm and character.

A particularly appealing feature is the lovely window seat at the top of the staircase, which provides a peaceful spot to relax.





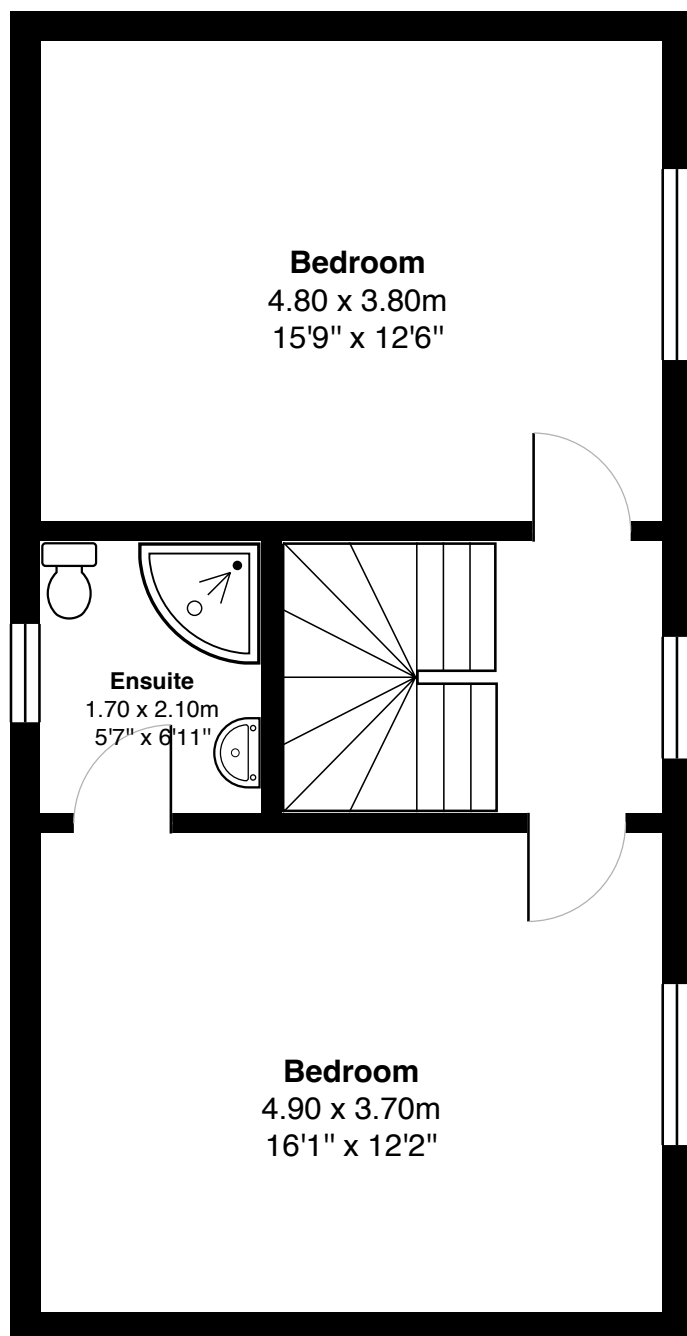
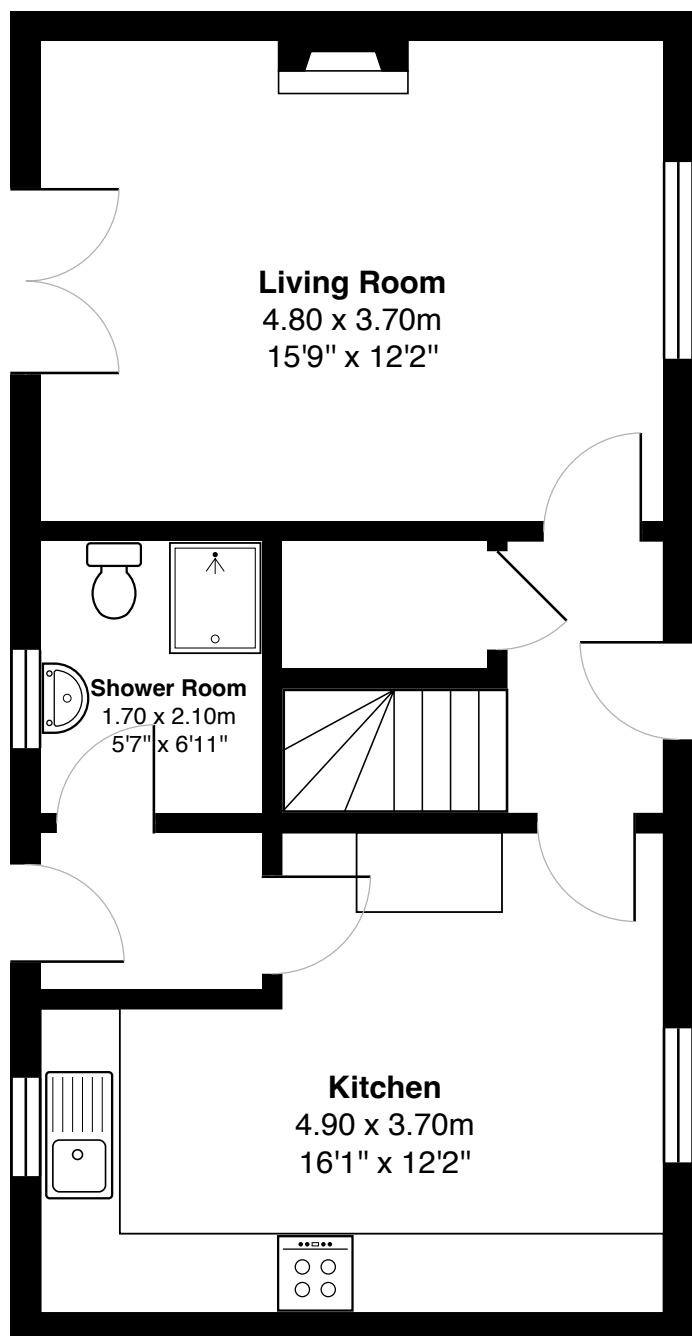






**Bedroom 2**





Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup>

EPC Rating: D

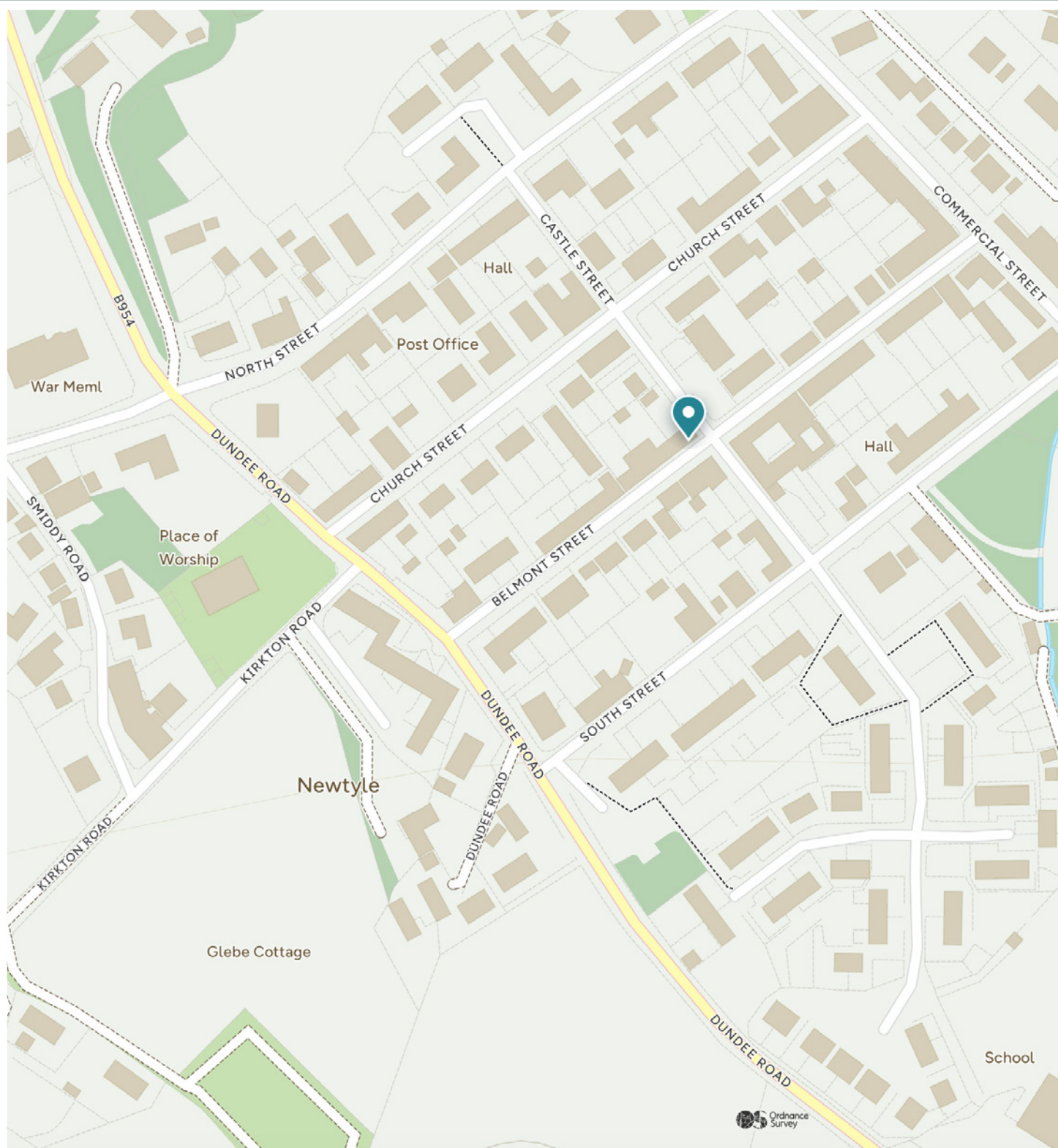


Occupying a corner plot, the home enjoys a large, fully fenced and private rear garden, landscaped to create an ideal outdoor space. Accessible from both the living room and kitchen, the garden includes a decking area, lawn, and an attractive summer house, perfect for enjoying the warmer months.

This delightful home successfully blends period features with modern comforts and benefits from its private corner plot setting.







# McEwan Fraser Legal

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