



DETACHED BUNGALOW – 3 BEDROOMS

6 HIGHVIEW GROVE, ST CYRUS

OFFERS OVER - £243,000



Recently added to the market, this well presented Detached Bungalow, situated within the village of St Cyrus. St Cyrus provides many local amenities, including a local shop/post office, coffee shop, hotel and primary school with nursery. The beautiful St Cyrus beach is within walking distance of the village and provides a delightful coastal walk, taking in the Nature Reserve, all the way to Montrose.

This very spacious property would make an ideal family home and benefits from, double glazing, oil fired central heating, fully enclosed garden and single garage.

The main front door leads into vestibule, vestibule leads to the hall and all accommodation, within the hall is a large cupboard housing electrical fuse box and hot water tank. There is also access to the loft, which is fully floored. To the front of the property lies a spacious lounge with front facing bay window and side window, providing country side views. Within the lounge is a feature stone built fire place with electrical fire insert and french doors leading into the dining room. The dining room has side facing sliding patio doors into the conservatory. The conservatory provides access to patio area. The kitchen is accessed from the dining room and hall, a rear facing window supplies natural light to the Kitchen, which is fitted with ample base and wall units, co-ordinating works surface and stainless steel sink with mixer taps. Integrated electric halogen hob with overhead built in cooker hood. Integrated built in oven at eye level and integrated dishwasher. There is space for a fridge freezer.



Floor is laid to laminate, tiled from base to wall units. Door from Kitchen leads into utility room. Utility room is fully equipped with base to wall units, coordinating worksurface. Stainless steel sink with hot and cold water tap. Space for washing machine and tumble dryer. Back door from Utility room leads to rear garden.

The family bathroom with rear facing opaque window, houses a three piece white suite, there is a separate shower cubicle housing a thematically controlled shower. The shower cubicle is fully wet walled. The area from floor to wall units is tiled.

Bedroom with front facing window has fitted double wardrobe with mirror sliding doors. Further bedroom with front facing window is currently used as study. Master bedroom, with rear facing window is fitted with double wardrobes with mirrored sliding doors. Master Bedroom also has ensuite, with two piece suite and separate shower cubicle, the shower is thermostatically controlled.

There is a large garden, which is mainly laid to stones with established shrubs and trees. There is also an aluminium framed greenhouse.

To the side of the house is the garage, with integral workshop, full electric, housing the boiler.

VIEWINGS

Appointments strictly through
Scott Alexander Solicitors.

Telephone:

Property Manager Laura Rose

Montrose 01674 673651

OFFERS OVER

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EPC RATING : D

DETACHED BUNGALOW

LOUNGE (18ft x 14ft3ins), Dining Room (11ft3ins x 11ft),

KITCHEN (11ft10ins x 11ft), UTILITY ROOM (8ft8ins x 4ft11ins),

BEDROOM 1 (13ft5ins x 11ft3ins), ENSUITE (7ft3ins x 5ft1ins),

BEDROOM 2 (11ft2ins x 10ft7ins), BEDROOM 3 (12ft5ins x 8ft11ins),

BATHROOM (11ft1ins x 5ft10),

EXTERIOR: Rear enclosed Garden, Single Garage









Scott Alexander, Solicitors, 46 High Street, Montrose, for themselves and the sellers of this property whose agents they are, GIVE NOTICE that:-

(a) The Particulars and Plan (if any) are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an Offer or Contract;

(b) All descriptions, dimensions, references to conditions and necessary permissions for the use and occupation and any other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

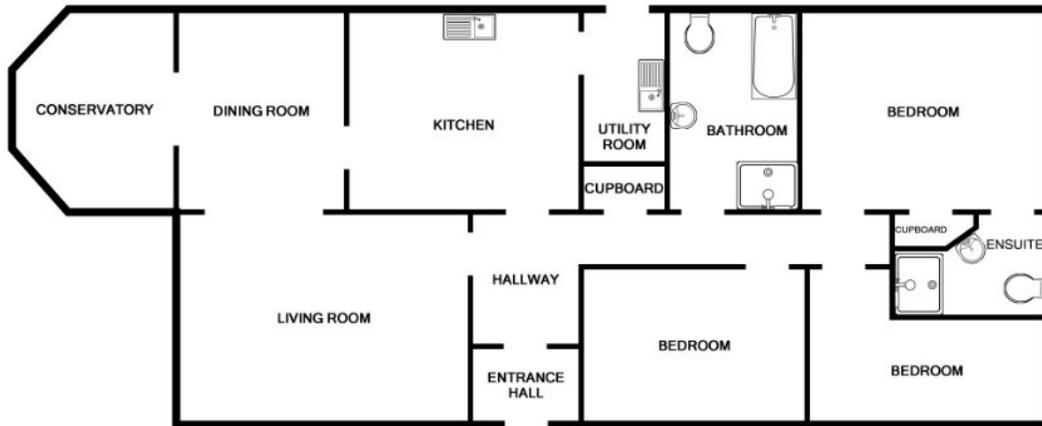
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(d) No person in the employment of Scott Alexander has any authority to make or give any representation or warranty whatever in relation to this property;

If there is any point which is of particular importance to any purchaser, the position should be confirmed with us in the first instance particularly if any purchaser is contemplating travelling some distance to view the property.

**TO ARRANGE A VIEWING CONTACT
OUR PROPERTY MANAGER**

Laura Rose on 01674 673651



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