

24 The Mall, Montrose, DD10 8NW

Price Over
£325,000

ASPC ref : 341423

6 2 4 190 m² EPC **D** Council Tax Band **D**



Arrange a viewing

01674 672353
(T. Duncan & Co.)

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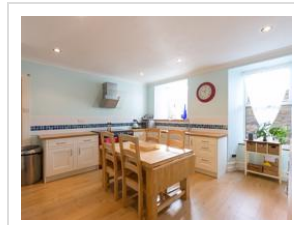
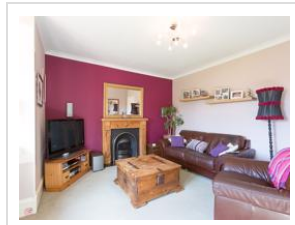
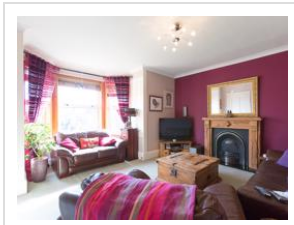
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Property features:



A unique opportunity has arisen to purchase this delightful period property set within a most desirable area of Montrose. It is a property of individual charm and character with elegant and well-proportioned rooms providing an exceptionally spacious yet easily maintained family home. Currently run as a successful bed and breakfast business, the property offers future purchasers the opportunity to continue with this business venture should they desire or to enjoy the property as a charming family residence. The property enjoys the benefits of double glazing and gas central heating and the current owners have recently installed a new kitchen with a range style cooker. The present layout allows for a wide variety of uses for example with the existing bed and breakfast accommodation, it could easily provide separate accommodation for extended family or teenage children. Entry is into an impressive hallway with access from here into a generous size dining room and downstairs en-suite bedroom. The original staircase with half landing leads to the upper floor where there are two further en-suite bedrooms overlooking The Mall. With relevant permission, an original doorway from the half landing has the potential to be re-instated to give access to the further first floor accommodation. From an inner hallway there is access out to a side courtyard area and also into the family kitchen which has recently been installed and provides a range of base and wall units with ample

space for appliances. Off the kitchen, a staircase leads to a generous size basement room which is presently utilised as the laundry room and storage area. To the rear the lounge has a bay window overlooking the walled garden and there is a feature fireplace. A rear hallway gives access into the garden and also to the further first floor accommodation which comprises a spacious master bedroom with fitted bedroom units, two further bedrooms and a family bathroom with bath and separate shower cubicle.

Outside to the side of the property there is a mutual path leading to a private courtyard area that gives access into the house and has an outside water tap. A gate leads into the significant rear garden which consists of low maintenance stone chipped areas with established shrubs, rose bushes and flower beds. Beyond there is an extensive area laid to lawn with fruit trees, established shrubs, a drying green and a vegetable plot. There is a greenhouse, two summer houses with a seating area, and two wooden sheds.

Front of House

Dining Room: (11'9 x 17'8) (3.60m x 5.39m)

Bedroom 1: (11'8 x 12'0) (3.58m x 3.64m)

Bedroom 1 En-Suite: (7'10 x 5'4) (2.39m x 1.63m)

Bedroom 2: (11'10 x 11'10) (3.61m x 3.61m)

Bedroom 2 En-Suite: (7'1 x 5'4) (2.17m x 1.65m)

Bedroom 3: (11'10 x 17'6) (3.61m x 5.34m)

Bedroom 3 En-Suite: (6'6 x 8'5) (2m x 2.57m)

Rear of House

Lounge: (14'8 x 17'3) (4.49m x 5.26m)

Dining Kitchen: (14'6 x 14'0) (4.44m x 4.26m)

Cellar: (11'1 x 15'2) (3.40m x 4.63m)

Bedroom 4: (16'2 x 14'7) (4.95m x 4.45m)

Bedroom 5: (12'9 x 8'1) (3.91m x 2.48m)

Bedroom 6: (10'9 x 9'3) (3.28m x 2.82m)

Bathroom: (8'0 x 8'4) (2.42m x 2.54m)

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/341423/24-The-Mall/Montrose/>

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