

**House 5, Beachview Grove,**  
St. Cyrus, Montrose, DD10 0AG

Fixed Price  
**£325,000**

**Under offer**

 **5**  **2**  **3**  Council Tax Band **TBC**



**Contact Seller**

01561 361303

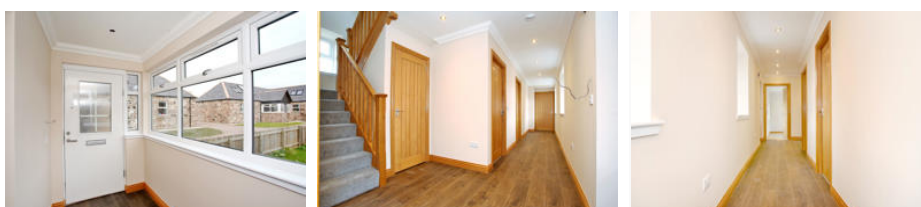
**Contact Solicitor**

Raeburn Christie Clark & Wallace  
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**Features**  Garage  Garden  New build

**Description**

**5 BED FAMILY HOUSE WITH VIEWS TO THE WEST**

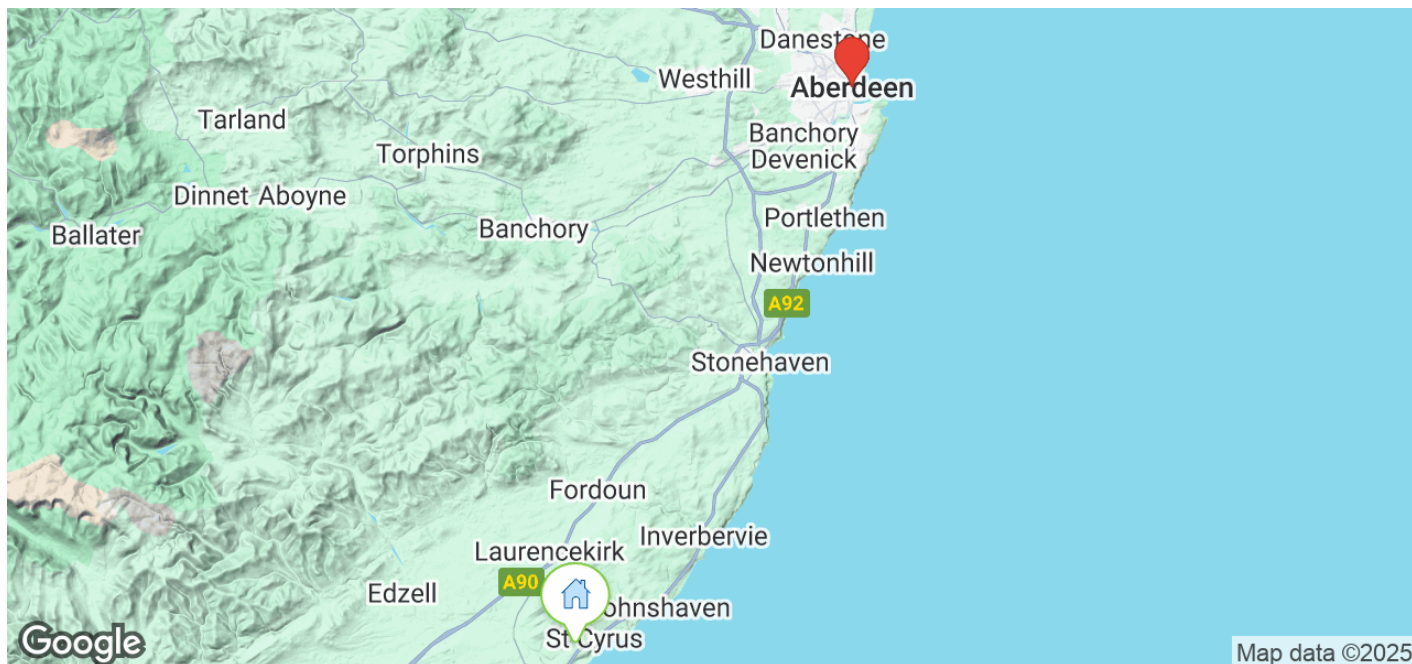
Ready to move into, this superb new house is part of an excellent and imaginative conversion from the original Farm Steading buildings by renowned local builder G.F Bisset of Inverbervie, and incorporating all the best of modern living. Located 36 miles south of Aberdeen, and 5 miles north of Montrose, the house is set in a lovely location, with splendid views over St Cyrus Beach, and Nature Reserve, one of the best beaches on the coast south of Aberdeen. The village of St Cyrus is 1 mile to the north, with shop, hotel, Primary School, Church and local amenities.

The house has been completed to the finest of standards, with top quality kitchens and bathrooms, extensive use of natural wood throughout and high standards of insulation and heating including underfloor heating and solar panels. Externally, the original stonework has been carefully restored to

bring out the full character of this excellent property. Early viewing is highly recommended to appreciate the level of accommodation on offer.

**Ground Floor:** Entrance Porch, Hall, Lounge, Kitchen/Dining Room, Utility Room, Bedroom 5/Study, Bathroom  
**First Floor:** Landing, Master Bedroom with en-suite Shower Room, 3 Further Bedrooms, Shower Room  
**OUTSIDE:** Driveway; Courtyard; Integral Garage

**SPECIAL FEATURES** Quality finishing throughout. Superb Kitchen units and quality Bathroom fittings. Oil central heating with underfloor heating on ground floor and solar panels. Fully up to date insulation and high performance doors and windows.



## Accommodation comprises

### GROUND FLOOR

#### Entrance Porch:

**Hall:** Stairs to the First Floor.

**Lounge: (6.2m x 4.8m)** Spacious Lounge; Large windows to the rear.

**Kitchen/Dining Room: (7.2m x 4.8m)** Stylish Kitchen on open plan to Dining Room; 2 windows to the rear with 2 additional Velux windows; Door to Utility Room.

**Utility Room:** Utility Room with 2 Velux windows.

**Bedroom 5/Study: (3.5 x 2.8)** Double Bedroom with window to the rear; Large fitted wardrobes

**Bathroom:** Luxury Bathroom with bath, separate shower, wash hand basin and WC; Window to the rear

### FIRST FLOOR

**Landing:** Spacious landing with window to front; Storage cupboard.

**Master Bedroom: (4.8m x 3.5m)** Spacious Master Bedroom with 2 fitted double wardrobes. **En-suite Shower Room:** Stylish en-suite shower room fitted with shower, wash hand basin and WC; Velux window to rear.

**Bedroom 2: (4.8m x 3.1m)** Good-sized Double Bedroom; Fitted double wardrobe; Window to rear.

**Bedroom 3: (3.5m x 3.0m)** Double Bedroom; Fitted double wardrobe; Window to rear.

**Bedroom 4: (3.5m x 3.0m)** Further Double Bedroom; Window to rear.

**Shower Room: (3.5m x 1.7m)** Stylish Shower Room fitted with shower, wash hand basin and WC; Velux window to rear.

## OUTSIDE

Gardens to the front and rear. Parking space and integral garage.

### View this property here

<https://www.aspc.co.uk/search/property/343443/House-5-Beachview-Grove/Montrose/>

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