Property for Sale

Estate agency division of Jack Brown & Company Solicitors

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2 Gightyburn Cottage, Rossie, by Montrose, DD10 9TN

- Detached Bungalow in Rural Location
- 1.3 acre or thereby Paddock
- Hallway
- Lounge
- Open Plan Kitchen
- Utility Room
- Bathroom
- 3 Bedrooms
- Oil Central Heating & Double Glazing, EPC D
- Steading & Large Garage
- Garden Grounds & Driveway

Offers over £215,000

This detached bungalow is situated in a most scenic rural location and enjoys open, uninterrupted views over the surrounding countryside approximately 5.5 miles southwest of Montrose and north of Arbroath where a full range of social, leisure and consumer facilities can be accessed. Nearby attractions include the award winning beach and sand dune at Lunan Bay, Arbikie Distillery and the coastal walk from Arbroath to Montrose via Auchmithie. The surrounding countryside is mainly rolling fertile agricultural land and there is a nature reserve at the Montrose Basin. There are primary schools at both Inverkeilor and Ferryden.

The property comprises a single story dwelling bungalow with Velux windows in the attic. Spacious, well proportioned accommodation at ground floor level and features include oil fired central heating and double glazing.

The immediate garden grounds are laid mainly to lawn with a range of shrubs and trees and there is hard standing parking area suitable for several vehicles. There is a large garage with single door and power and a large steading building which is sectioned in to three individual stores and has enclosed kennel to side. In addition, there is a large enclosed paddock extending to approx. 1.3 acres or thereby.

This is a rare opportunity to obtain a bungalow in such a beautiful and idyllic rural location together with land and viewing is essential to fully appreciate.

Entrance Hallway:	Double glazed exterior door and UPVC side panel. Hatch to loft space.
Lounge:	Approx. 3.75m x 5.5m. Bright and spacious south facing room with double glazed patio doors and further glazed window to side. Feature fireplace. Open plan to kitchen.








Kitchen: Approx. 2.57m x 4.32m. Fitted with a range of modern base, drawer and high level storage units, integral oven, hob and extractor hood. Plumbed for washing machine. Space for further appliances. Useful larder cupboard. Cupboard housing fuse box and electricity meter.






Utility Room: Approx. 3.9m x 1.31m. Double glazed exterior door and window to side. Recently installed oil central heating boiler. Fitted units and power points.




Bedroom 1: Approx. 3.17m x 4.64m. Spacious double bedroom with double glazed south facing window enjoying views. Double fitted wardrobe.




Bedroom 2: Approx. 3.47m x 2.7m. Another double bedroom with double glazed window enjoying views to rear.




Bedroom 3: Approx. 3.22m x 2m. Another well-proportioned room with double glazed south facing window. Cupboard.





Bathroom: Approx. 1.86m x 1.87m. Three piece modern white suite comprising WC, wash hand basin and P-shaped bath with shower over bath and shower screen.





Outside: Garden Grounds to front side and rear. Parking bay for several vehicles. Large garage. Steading building with adjoining kennel. 1.3 acre or thereby paddock.

Directions: What3words (to gate) repeat / relaxed / routine

At A92 take the turn off for Arbickie Distillery (Brown sign) take a Right for Rossie at fork. Turn on S-bend and gate (as per what3words) is on the right.





















GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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