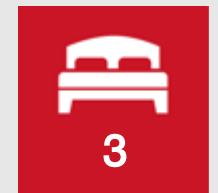




**Thorntons**  
The right way to move

T1 & A1, 3 Usan Road,  
Ferryden, Montrose, Angus  
DD10 9SA







## Summary

This charming property offers well-proportioned accommodation comprising: entrance hallway with storage, spacious lounge with gas fire, kitchen/dining, bathroom with three-piece suite, W/C and three well-proportioned bedrooms. The property features an impressive list of attributes which includes: double glazing, gas fired central heating and wood panelled interior doors. Externally there is an attractive private garden to the rear which enjoys a timber shed and plenty of mature shrubs and plants. Plentiful on-street parking is readily available.

## Features

- Upper Apartment
- Popular Residential Area
- Lounge
- Kitchen/ Dining
- Bathroom & Cloakroom WC
- 3 Bedrooms
- DG GCH
- Council Tax Band B
- Rear Garden

## Room Measurements

Lounge 12'5" x 11'9" (3.78m x 3.58m)  
 Kitchen/Dining 12'5" x 12'3" (3.78m x 3.73m)  
 Bathroom 8'7" x 7'6" (2.62m x 2.29m)  
 W/C 5'5" x 4'6" (1.65m x 1.37m)  
 Bedroom 12'5" x 9'2" (3.78m x 2.79m)  
 Bedroom 15'8" x 11'6" (4.78m x 3.51m)  
 Bedroom 13'1" x 12'5" (3.99m x 3.78m)



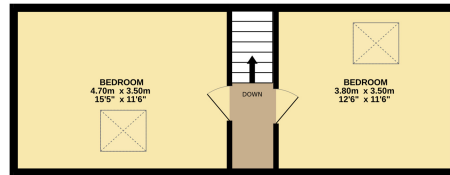


# Floorplan

GROUND FLOOR



1ST 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.  
Made with Metropix ©2025

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathae@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggae@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghae@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparae@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ  
01382 200099  
dundeeae@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forarae@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthae@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS