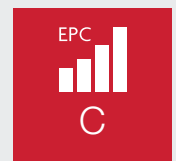
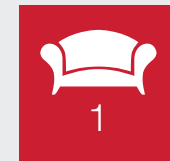




Greenside, 8 Trail Drive

Montrose, Angus
DD10 8SW





Beautifully presented with stylish, contemporary interiors, this award-winning detached house offers a unique home in Montrose, just a short walk to the golf clubs and best restaurants in town, surrounded by the golf course on three sides and accommodating three bedrooms, a large living room, a fabulous dining kitchen, and three bathrooms. Externally, the home is accompanied by lovely mature gardens, a large garage, and a private driveway. The house boasts the accolade of being in the top 10 houses in Angus for the decade it was built.

You are welcomed into Greenside by a practical sheltered porch leading to a fully glazed vestibule, which in turn flows through to a hallway with a WC, where the home's impressive interiors are immediately introduced. On your right, you step through a sliding pocket door into a large living room, flooded with natural light through triple-aspect glazing, including wide patio doors opening onto the garden.

Features

- Unique detached house in Montrose
- Award-winning and in the top 10 homes in Angus for the decade it was built
- Surrounded by the golf course on three sides, with wonderful open views
- Entrance vestibule and hallway with WC
- Triple-aspect living room with log-burner and patio doors onto garden
- Fabulous dining kitchen with adjoining utility room
- Three double bedrooms
- Two en-suite shower room
- Separate family bathroom
- Mature front and rear gardens
- Large garage (with built-in storage) and private driveway
- Built-in Sonos speakers
- Gas central heating and double glazing





The living room, with characterful ceiling beams, offers excellent flexibility for arrangements of lounge furniture, all focussed around a warming log-burning stove. A further pocket door takes you through to the fabulous kitchen, which is also separately accessible from the hall. Like the living room, the kitchen is bathed in natural light owing to a wealth of glazing, including skylights on a vaulted double-height ceiling to one side, large windows, and bi-folding doors leading to a patio in the garden – perfect for alfresco dining and summer barbecues.





The kitchen is sure to be a sociable hub within the home, with a spacious dining area, and it is well-appointed with chic grey cabinetry, worktops, and splashback panels. Neatly integrated appliances contribute to the sleek, modern finish and comprise an oven, induction hob, extractor fan, fridge, freezer, and dishwasher. An adjoining utility room (with excellent cupboard storage and external access) supplements the kitchen, housing matching cabinetry, workspace, and offering space for a washing machine.





There is a guest bedroom on the ground floor, conveniently supplemented by a built-in wardrobe and an en-suite shower room. This room could alternatively be utilised as a home office, ideal for those requiring a quiet space to work or study from home. The remaining two bedrooms are on the upper floor, approached via a staircase and a mezzanine landing overlooking the kitchen. The dual-aspect principal bedroom, with French windows ornamented by a Juliet balcony and framing far-reaching views, boasts twin built-in wardrobes and an en-suite shower room. Finally, a family bathroom completes the accommodation on offer and comprises a bath (with a tiled surround and an overhead shower), a vanity unit with an inset basin, additional storage, and a WC. The home is kept warm by a gas central heating system (with Nest smart controls) and features double-glazed windows, ensuring it is well-insulated and economical to heat.





Externally, the wonderful home is perfectly supplemented by beautifully maintained, mature gardens, featuring generous sheltered decking with outdoor seating space, manicured lawns, and a wealth of established leafy trees and shrubbery. Private parking is provided by a large garage (with fitted units inside) and a side driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Some furniture may be available by separate negotiation.





Montrose

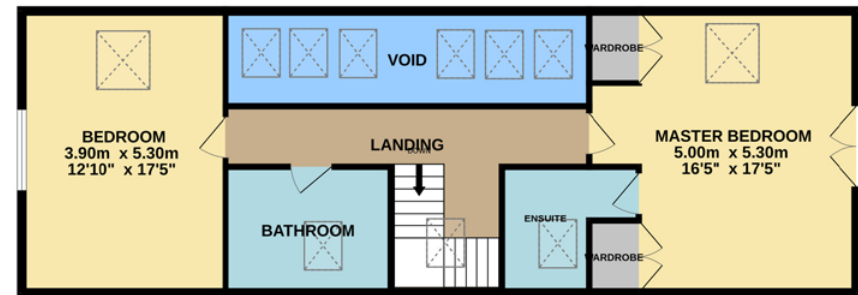
Montrose is a large town and former royal burgh, situated on the coast in Angus. The historic, bustling town is home to an excellent selection of amenities, from several major supermarkets and well-known high street stores, to independent retailers, boutiques, and other everyday essentials such as butchers, bakeries, doctor's surgeries, pharmacies, dentists, hardware stores, specialist shops, hairdressers, barbers, and beauty salons. The town also boasts a wide range of cafés, coffee shops, restaurants, bars, and takeaways. For families with children, Montrose has a selection of private childcare options, primary schools, and a secondary school, whilst the independent Lathallan School is just over 10 miles away and easily reachable by road. For the active type, the town has a number of sports clubs, groups, and classes for all ages and abilities, as well as a sports centre offering swimming pools, a sauna and steam room, a well-equipped gym, fitness classes, outdoor sports facilities, and a café. Montrose also enjoys a wealth of green space and a beach, ideal for those who prefer spending time or exercising in the great outdoors, and there is a football club, a cricket and rugby club, a tennis club, a BMX track, a skate park, and a golf club. Travelling around the town, across the county, and further afield couldn't be easier, with excellent major road links connecting to other towns, a train station with Aberdeen, Edinburgh, Inverurie, and Glasgow services, and regular bus services.

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.
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