






**Thorntons**   
The right way to move

22 Burnside Place, Ferryden,  
Montrose, Angus DD10 9RB

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## Summary

Spacious and airy mid-terraced villa, which benefits from double glazing, gas central heating and will be sold with blinds and floor coverings included. comprises: reception hall, lounge, kitchen with fitted breakfast bar, space for white goods & cooker extractor hood (the free standing gas cooker is included), rear sun lounge, two double bedrooms and 3-piece shower room. Externally, there are front and rear gardens, 2 useful sheds, clothes drying facilities and an outside tap. A short distance from the property is a further outhouse.

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## Features

- Mid Terraced Villa
- Spacious Lounge
- Breakfast Kitchen
- Rear Sun Lounge
- 2 Double Bedrooms
- Shower Room
- GCH; DG; EPC - D
- Private Gardens & 2 Sheds

## Room Measurements

Lounge: 11' 11" x 15' 0" (3.63m x 4.57m)

Breakfast Kitchen: 7' 5" x 16' 3" (2.26m x 4.95m)

Rear Sun Lounge: 10' 11" x 11' 3" (3.33m x 3.43m)

Bedroom 1: 10' 3" x 12' 9" (3.12m x 3.89m)

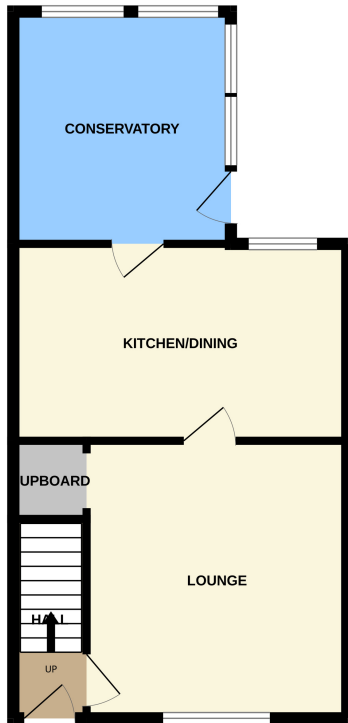
Bedroom 2: 9' 3" x 12' 4" (2.82m x 3.76m)

Shower Room: 5' 3" x 6' 6" (1.60m x 1.98m)

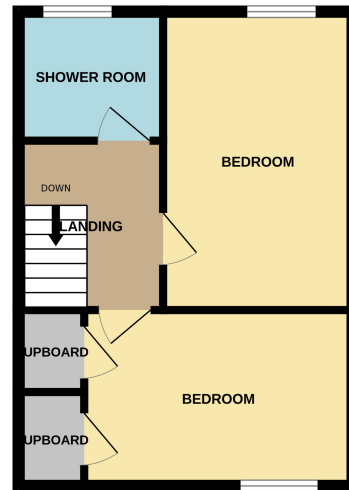


# Floorplan

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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