



Thorntons 
The right way to move

53 North Esk Road

Montrose, Angus, DD10 8TQ





Part of the conservation area in Montrose, this traditional four-bedroom detached house offers a sought-after country and coastal lifestyle within walking distance of a spectacular beach. The south-facing home has been fully upgraded too, offering sympathetic modern interiors with well-retained period features. It includes two reception areas, a well-appointed kitchen, and two high-spec bathrooms. It also boasts a sauna and gym, as well as generous private parking and beautiful gardens.

Framed by artistic stained glass, the home's front door opens to a naturally-lit entrance hall which offers storage and a glimpse of the sophisticated interiors to follow. The home's two reception areas (the living room and formal dining room) mirror one another in their expansive size and eye-catching period details. Both have a box bay window, a stunning feature fireplace, a press cupboard, a picture rail, and a panelled ceiling framed by egg-and-dart corning. Elegant styling finishes each space. Meanwhile, the dining kitchen is perfect for everyday meals. Fostering a cheerful environment, it has a chic design with wood-toned and dove-grey cabinets paired with downlit worksurfaces.

Features

- Fully-upgraded traditional detached house
- In the Montrose conservation area
- Sympathetic interiors with period details
- Welcoming entrance hall with storage
- Two expansive reception rooms
- Dining kitchen with a chic design
- Neighbouring utility room and rear porch
- Landing with walk-in storage and loft access
- Three spacious double bedrooms
- Versatile study/fourth double bedroom
- Contemporary three-piece shower room
- Large bathroom with a three-piece suite
- Sauna, home gym, and second utility room
- Carefully landscaped front and rear gardens
- Multi-car driveway and detached garage
- Gas central heating and double glazing



"An exceptional and rarely available detached house in the coastal town of Montrose, offering a wealth of interior and exterior space"





The kitchen is supplemented by a neighbouring utility room and rear porch. Completing the ground floor is a versatile study/fourth double bedroom. The three remaining bedrooms are on the first floor, off a landing with walk-in storage and loft access. Each room is a spacious double with attractive décor, soft carpeting, and a dormer window for lots of natural light. Also on this floor there is a contemporary shower room with fitted storage and a wonderfully large bathroom with a deep freestanding bathtub for a spa-like experience. Adding to the luxury treatments, there is also a home gym and a sauna on the lower ground floor, as well as another utility room that offers creative potential. The property has gas central heating and double glazing for year-round comfort.

Outside, the home has a multi-car driveway and a detached garage with workshop space. Professionally landscaped gardens are to the south-facing front and fully-enclosed rear, both providing manicured lawns and mature planting for a scenic ambience.

Extras: all fitted floor coverings, curtains and new blackout blinds, light fittings, reception room mirrors, and a gas range cooker to be included in the sale. Freestanding white goods and additional furnishing may be available by separate negotiation.

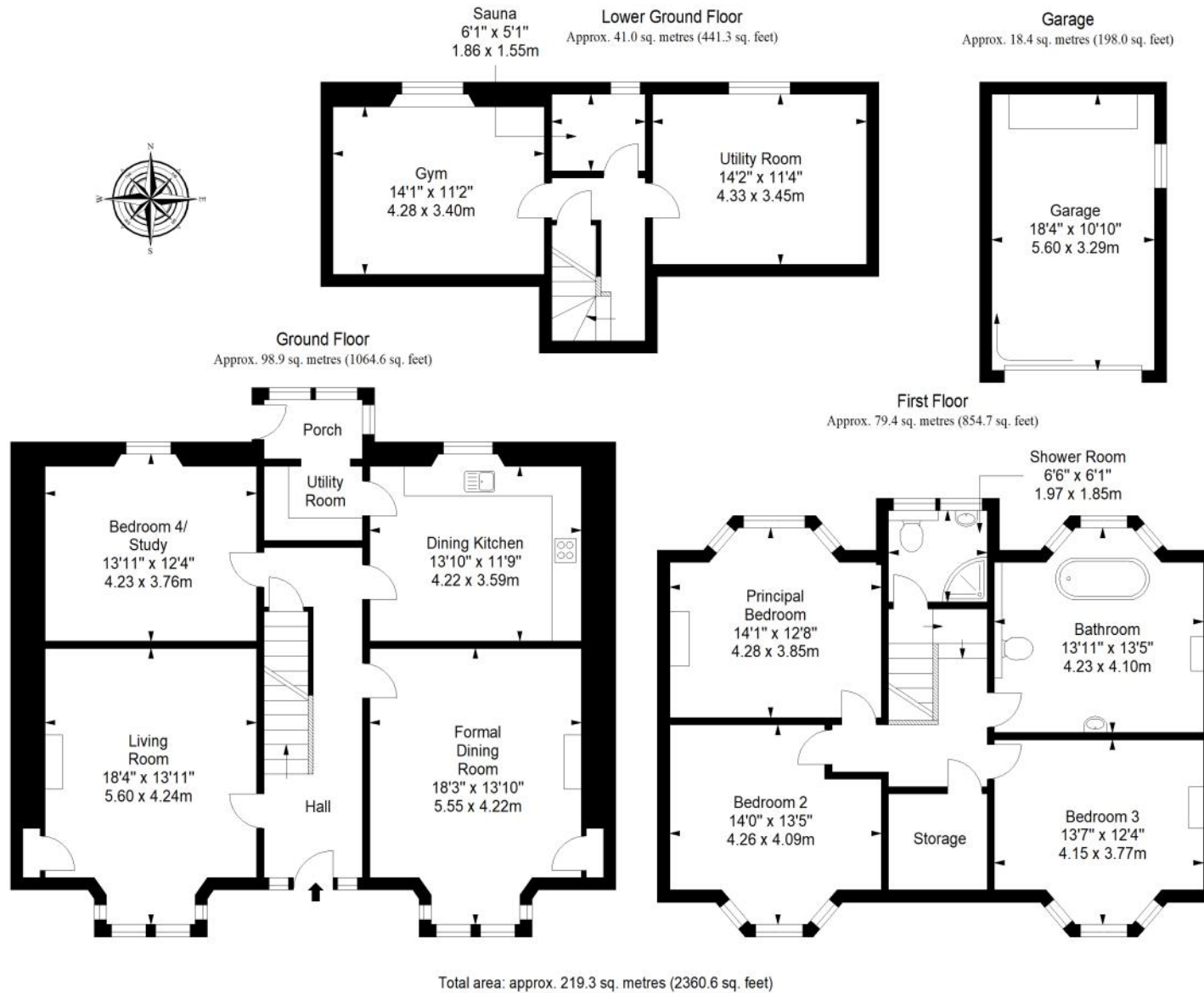




Montrose

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, doctors' surgeries, pharmacies, dentists, hardware stores, specialist shops, hairdressers, barbers, and beauty salons. The town also boasts a wide range of 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



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.



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