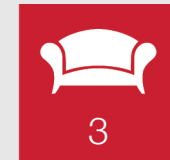




Thorntons 
The right way to move

2 Borrowfield Crescent

Montrose, Angus, DD10 9BR





Occupying a generous corner plot within a quiet cul-de-sac in an established residential area of Montrose, this detached bungalow has spacious and flexible accommodation, including three bedrooms, three reception rooms, a breakfasting kitchen, and two bathrooms. As well as offering the ease and convenience of single-storey living, it gives the new owner scope to modernise and a blank canvas to put their own stamp on. Furthermore, it is accompanied by beautifully maintained, generous gardens, a detached double garage, and a multi-car driveway. The front door opens into a practical entrance vestibule, flowing through to an L-shaped hall with useful built-in storage. To the left of the hall lies a semi open-plan living room and dining room, creating a sociable space that is perfect for everyday family life and entertaining alike. Both areas offer plenty of space for a choice of furniture catering for both relaxation and dining, and they are neutrally decorated and carpeted for optimum comfort underfoot. The dining room is adjoined by a spacious sunroom, where a wealth of glazing captures sunny natural light throughout the day, and French doors open onto the garden.

Features

- Generous detached bungalow in Montrose
- Quiet cul-de-sac setting
- Entrance vestibule and hall with storage
- Semi open-plan living room and dining room
- Light-filled, versatile sunroom
- Breakfasting kitchen with garden access
- Two double bedrooms with storage
- One single bedroom/home office
- One en-suite shower room
- Four-piece family bathroom
- Beautifully maintained front and rear gardens
- Gas central heating and double glazing



"The home occupies a generous corner plot, with spacious, beautifully maintained gardens and excellent private parking."





The dining area is also conveniently connected to the kitchen (with garden access), which is fitted with classically styled wall and base cabinets, supplemented by ample workspace and splashback tiling. Integrated appliances comprise an oven, hob, and extractor fan, whilst provision is made for freestanding and undercounter goods. The home accommodates three well-proportioned bedrooms: two doubles and a single. The doubles are both accompanied by built-in storage, whilst the principal has the additional benefit of an en-suite shower room. The single bedroom could lend itself to a home office, ideal for those requiring a quiet space to work or study from home. Finally, a bathroom completes the accommodation on offer and comprises a bathtub, a basin set into storage, a WC, and a bidet. The home is kept warm by a gas central heating system and benefits from double-glazed windows.

Externally, the bungalow is complemented by generous, beautifully maintained front and rear gardens. The front garden features a manicured lawn and a wealth of colourful planting and shrubs, whilst the rear garden has a spacious, immaculate lawn, a patio for outdoor dining furniture, a sheltered area for additional seating, and a wealth of mature, leafy shrubs and colourful planting and flowers. Excellent private parking is provided by a detached double garage and a multi-car driveway. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

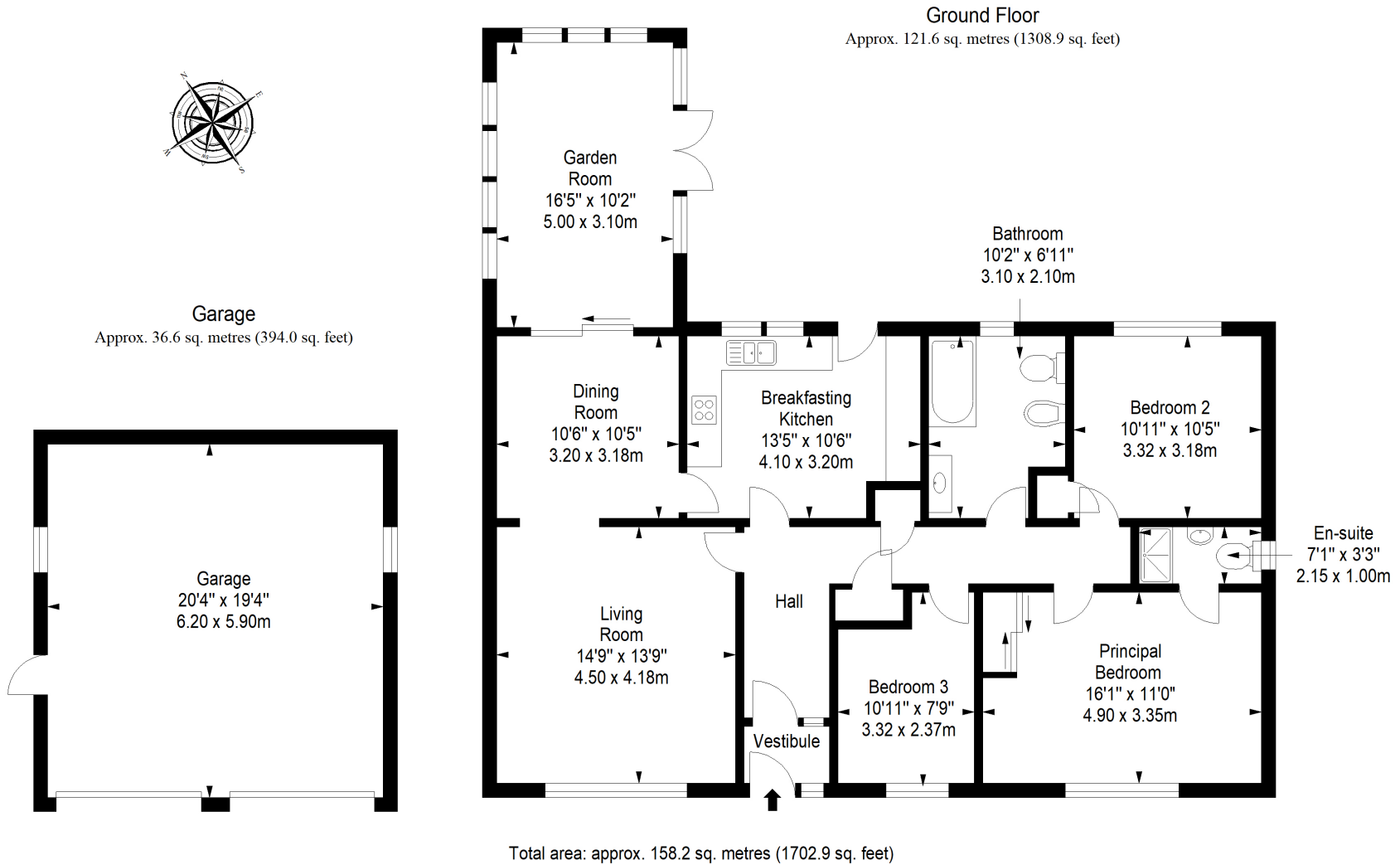




Montrose

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 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 services to Aberdeen, Edinburgh, Inverurie, and Glasgow, and regular bus services.

Floorplan





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