



Learmont,
Morphie View,

North Craigo, Montrose, Angus,
DD10 9LD

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Offering a stylish, modern home in the Angus countryside, this generous detached house accommodates five bedrooms, a large living room, a breakfasting kitchen with a dining area, and three bathrooms (plus a separate WC), as well as a vast garden, an attached single garage, and a private driveway. A porch welcomes you inside, leading through to a hall with built-in storage. Double doors on your right open into a living room, where dual-aspect glazing floods the space with natural light and a homely wood-burning stove creates a warm atmosphere. The generous neighbouring kitchen offers the perfect sociable space, with ample room for a dining table and chairs alongside a breakfast bar. Southerly-facing patio doors to the rear capture sunny natural light throughout the day and open onto the garden, whilst the kitchen is stylishly appointed with modern wall and base cabinets, spacious quartz worktops, and a ceramic sink. Neatly integrated appliances comprise twin ovens, an induction hob, a microwave, and a dishwasher whilst an American-style fridge/freezer is housed within the cabinets. A utility room also with quartz worktops offers a discreet space for laundry appliances as well as access to WC.

Features

- Generous, modern detached house
- Beautifully presented, contemporary interiors
- Entrance porch and hall with storage
- Dual-aspect living room with log-burner
- Well-appointed breakfasting kitchen with dining area and utility room
- Principal bedroom with walk-in wardrobe and en-suite
- Four further versatile bedrooms
- Additional en-suite shower room
- Four-piece family bathroom
- Vast, southerly-facing rear garden
- Attached single garage and driveway
- Oil central heating and double glazing



"This five-bedroom, three-bathroom detached house is a stylish family home with a large garden and private parking."





Also on the ground floor are two of the home's five bedrooms, with one supplemented by an en-suite shower room and the other offering potential to be utilised as a home office.

On the first floor, you will find the remaining three bedrooms and a four-piece family bathroom. The impressive, light-filled principal suite is accompanied by a walk-in wardrobe and an en-suite shower room, whilst the remaining two sleeping areas are supplemented by built-in wardrobes. Oil-fired central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is perfectly complemented by a vast, beautifully maintained rear garden boasting a favourable southwest-facing aspect and featuring a spacious lawn, paved and gravelled areas, a raised decked terrace, and a wealth of trees, shrubs, and planting. Excellent private parking is provided by an attached single garage and a multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances, as well as the American fridge/freezer will be included in the sale.



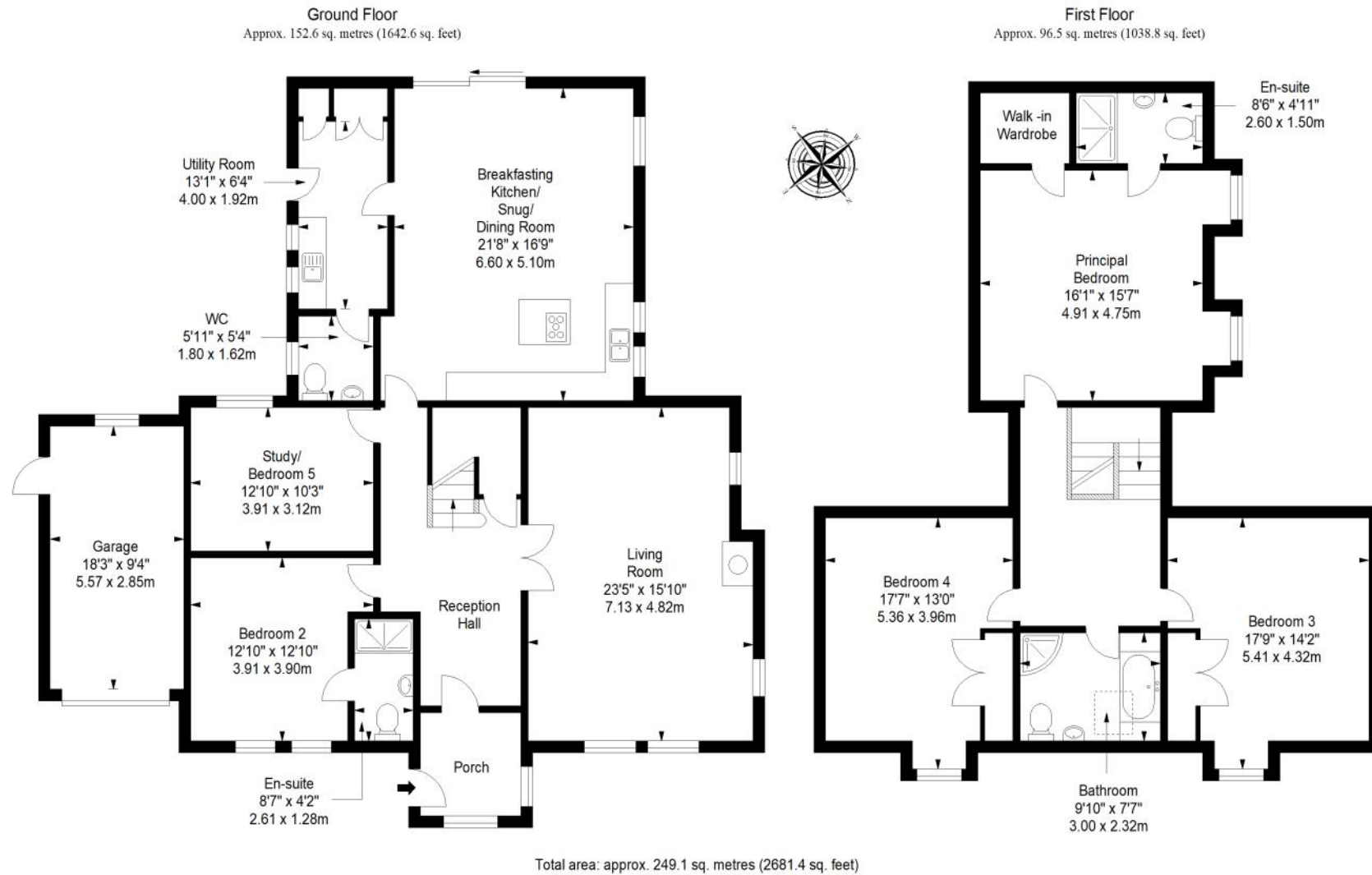


Thorntons
The right way to move
Learnmont Morpie View

Craig

Morphie View is situated just outside the small village of Craig in Angus, under three miles from Montrose and surrounded by the picturesque Angus countryside. There is a convenience store and Post Office in the neighbouring village of Hillside, as well as a village hall and a local bus service. More extensive amenities, such as shopping (including major supermarkets, leisure and fitness facilities, and other everyday essentials) can be found in Montrose, which is a very short drive away. Montrose also has a train station offering regular services to Edinburgh, Glasgow, and Aberdeen. For families with children of school age, the property falls under the catchment for Rosemount Primary School in Hillside, with pupils usually following on to Montrose Academy for secondary education. Lathallan School in Johnshaven is a highly regarded independent school and is under 20 minutes' drive away. The area enjoys a wealth of green space to explore, as well as a number of golf courses and Charleton Farm, a family friendly farm with a park, café, and farm shop. In addition to nearby bus and rail links, Craig benefits from close proximity to major road links connecting across the county and further afield, making travelling by car easy and efficient.

Floorplan





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