

# 4 The Old Printworks

WESTERN ROAD, MONTROSE, ANGUS, DD10 8GZ



*Three-bedroom spacious townhouse*



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This unique three-bedroom townhouse, originally a converted old Printworks, is nestled in a private cul-de-sac, offering a blend of historical charm and modern living. Ideally located near local amenities and shops, the property provides the perfect combination of convenience and tranquility.

# THE ENTRANCE HALL



Upon arrival, you are greeted by parking directly outside the front of the house, ensuring easy access. Entry into the home is via a welcoming hallway, where stairs lead to the first floor. The hallway also grants access to the integral garage, complete with an up-and-over door, lighting, and power—ideal for secure parking or additional storage.

# BEDROOM 1



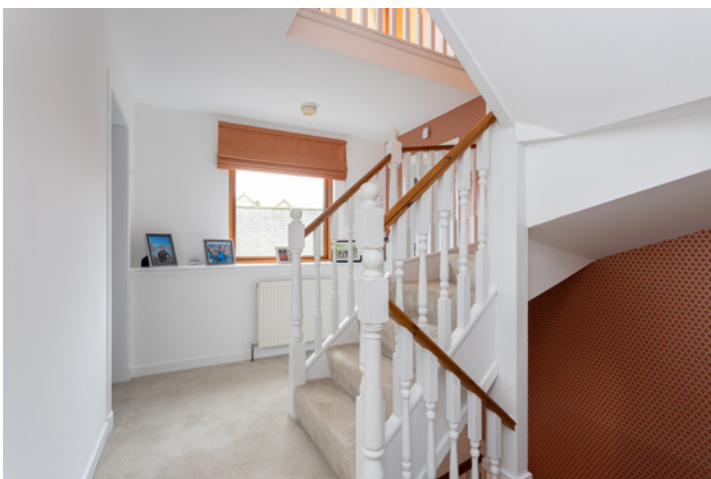
The ground floor features a well-sized bedroom with ample storage space, perfect for guests or flexible use as a home office with an en-suite three-piece shower room. Adjacent to this is a utility room, equipped with a sink and space for appliances, providing practical convenience for everyday tasks.



# THE UTILITY ROOM



Moving to the first floor, you will find two further bedrooms, both benefiting from an abundance of natural light and a welcoming, airy atmosphere. The family bathroom on this level is thoughtfully designed, serving the needs of the household with style and efficiency.



# BEDROOM 2



# BEDROOM 3



# THE SHOWER ROOM



The second floor opens up to a spacious landing, leading into a large and airy living room. This inviting space is ideal for both relaxation and entertaining, featuring a dining area perfect for family meals or hosting guests. The modern kitchen is well-maintained and offers seating space, along with built-in appliances that cater to all your culinary needs.

The property is equipped with gas-fired central heating and double-glazed windows, ensuring comfort and energy efficiency throughout. An internal viewing is highly recommended to truly appreciate the character, space, and quality this unique townhouse has to offer.

# THE LOUNGE





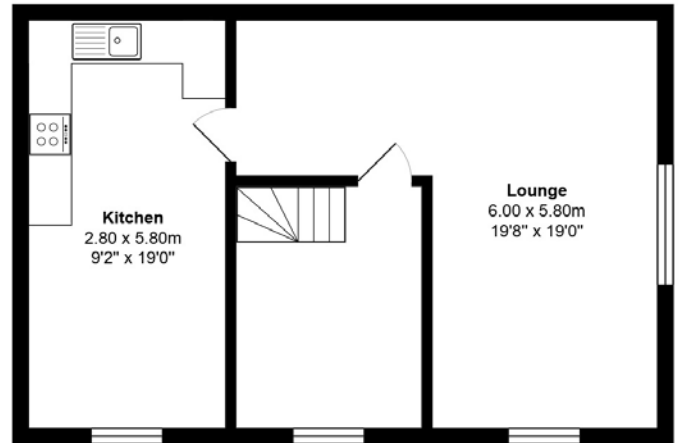
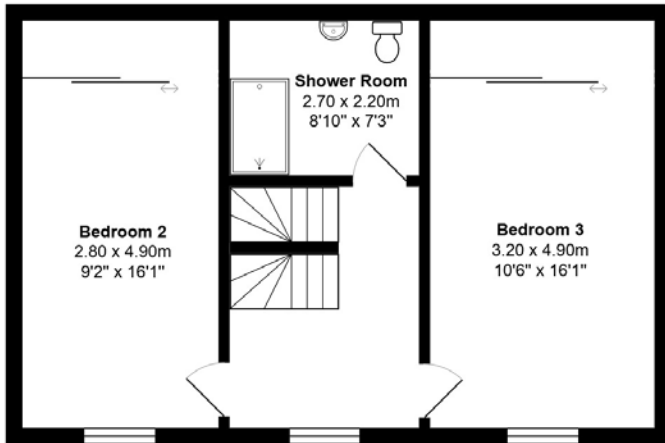
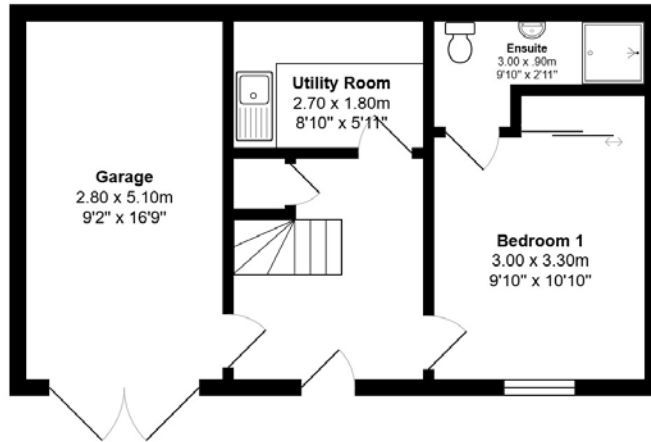
# THE KITCHEN



# VIEWS

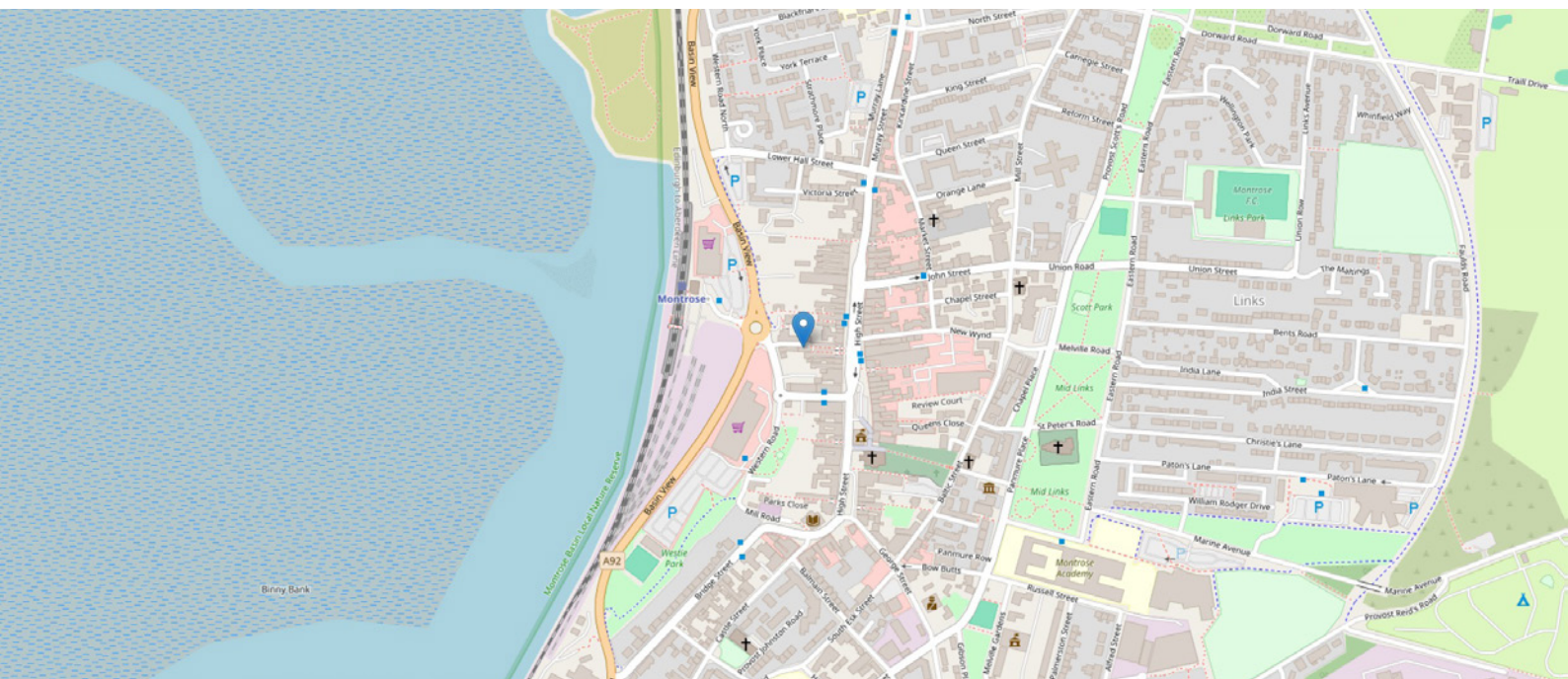


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 134m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Montrose, a charming coastal town in Angus, Scotland, is steeped in history and natural beauty, making it a desirable place to live and visit. Nestled between the bustling cities of Dundee and Aberdeen, Montrose offers a unique blend of small-town charm and modern amenities, creating an ideal environment for residents and visitors alike. The town is best known for its stunning coastline, featuring a long sandy beach and the Montrose Basin, a large tidal lagoon that serves as a wildlife reserve. The Basin is a haven for birdwatchers and nature enthusiasts, attracting thousands of migratory birds each year, including pink-footed geese and ospreys. The surrounding walking and cycling paths offer breathtaking views and peaceful retreats for outdoor lovers.





Montrose's rich history is evident in its architecture and landmarks. The town is home to one of Scotland's oldest purpose-built museums, the Montrose Museum, which showcases the area's history, including its maritime past and Pictish heritage. The Montrose Air Station Heritage Centre, located on the site of Britain's first operational military airfield, offers a fascinating glimpse into the town's role in aviation history. The town centre is a vibrant hub, with a mix of independent shops, cafes, and restaurants, providing a welcoming atmosphere for both locals and visitors. Montrose's High Street is known for its diverse selection of retailers, from boutique shops to well-known brands, ensuring a satisfying shopping experience.

Montrose also has a strong sense of community, with numerous events and festivals throughout the year that bring residents together. The annual Montrose Music Festival, known as MoFest, attracts musicians and music lovers from across the country, while the Montrose Highland Games celebrate the town's Scottish heritage with traditional sports, dancing, and piping competitions. For families, Montrose offers excellent educational facilities, with a range of primary and secondary schools, as well as ample opportunities for extracurricular activities. The town's sports centre, golf courses, and nearby parks provide plenty of options for recreation and fitness.

In addition to its natural beauty and rich history, Montrose boasts excellent transport links, with a railway station that connects the town to major cities like Dundee, Aberdeen, and Edinburgh. This makes Montrose an attractive option for commuters seeking a peaceful retreat from city life without sacrificing convenience.



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