




McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

51 New Wynd
MONTROSE, ANGUS, DD10 8RF

MONTROSE

Montrose is a bustling coastal town with an ancient history, classic Georgian and Victorian architecture, a wide high street with good shopping and lots to offer. A former Burgh in Angus, It is located twenty-six miles north of Dundee, thirty-eight miles south of Aberdeen and situated between the mouths of the north and south Esk Rivers. With a population of just 19,000, this small attractive town benefits from a mainline railway station, museum, hospital, sports facilities plus high performing primary schools and high schools. There is also a family friendly Seafront Splash adventure play area by the excellent Blue Flag beach. The town has the fifth oldest golf course in the world. Montrose has a spectacular setting overlooking a two-mile wide tidal lagoon, a wildlife sanctuary of international importance, and the town boasts the widest high street in Scotland with picturesque closes leading to secluded gardens. Its port is still a centre for international trade, and it has grasped the opportunities presented by the development of North Sea oil and gas fields. Near the town is some fabulous coastline, the beach road heads down through the north sand dunes and onto the golf links. Further north and the cliffs of St Cyrus are home to a bustling colony of seabirds during the summer months.



BAMSE THE DOG, MONTROSE TOWN CENTRE, SURROUNDING AREA LUNAN BEACH, MONTROSE SEA FRONT AND MONTROSE SPORTS CENTRE

51 NEW WYND

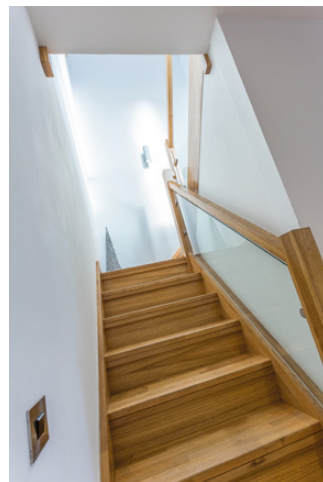
Part Exchange available. We are delighted to offer onto the open market this unique and rare church conversion offering a townhouse with the original front door from the church and period features inside. Situated in the heart of Montrose town centre with easy access to all local amenities, shops, and available parking close by.

The developer and then owner have spared little expense in converting this beautifully versatile town house with a mezzanine offering a second living area or additional family room or third bedroom. The bedrooms are a good size, with side facing timber double glazing throughout and stained glass window. The bathroom and en-suite are tastefully finished off to a high specification with fitments, tiles, vanity unit and heated chrome towel rail.

The sitting area is open-plan to the dining area and fully fitted high specification kitchen finished in a grey colour which compliments the period features throughout. The kitchen has since been changed by the current owners and enjoys a comprehensive range of eye and base level units with wooden work surfaces incorporating a Belfast sink unit with mixer tap. There is space on the other side of the worktop for seating. Built-in appliances include oven with built-in microwave above, five ring gas hob with stainless steel extractor fan over, built-in upright fridge freezer and dishwasher. There is hardwood flooring which flows throughout most of the property, an abundance of period features throughout with additional storage cupboard, access to the lobby which is handy and impressive in size and stairs to the first floor.

Above and looking over the sitting area is the mezzanine lounge which has space, high ceilings and internal beams in keeping with the age and style of the building. The master bedroom is accessed from here up a few steps as well as access to the impressive en-suite three-piece shower room suite off the bedroom.

Parking is available on the road to the side and front. An internal inspection is strongly recommended to experience the finish and layout of this stunning townhouse.





THE KITCHEN & SEATING AREA







SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

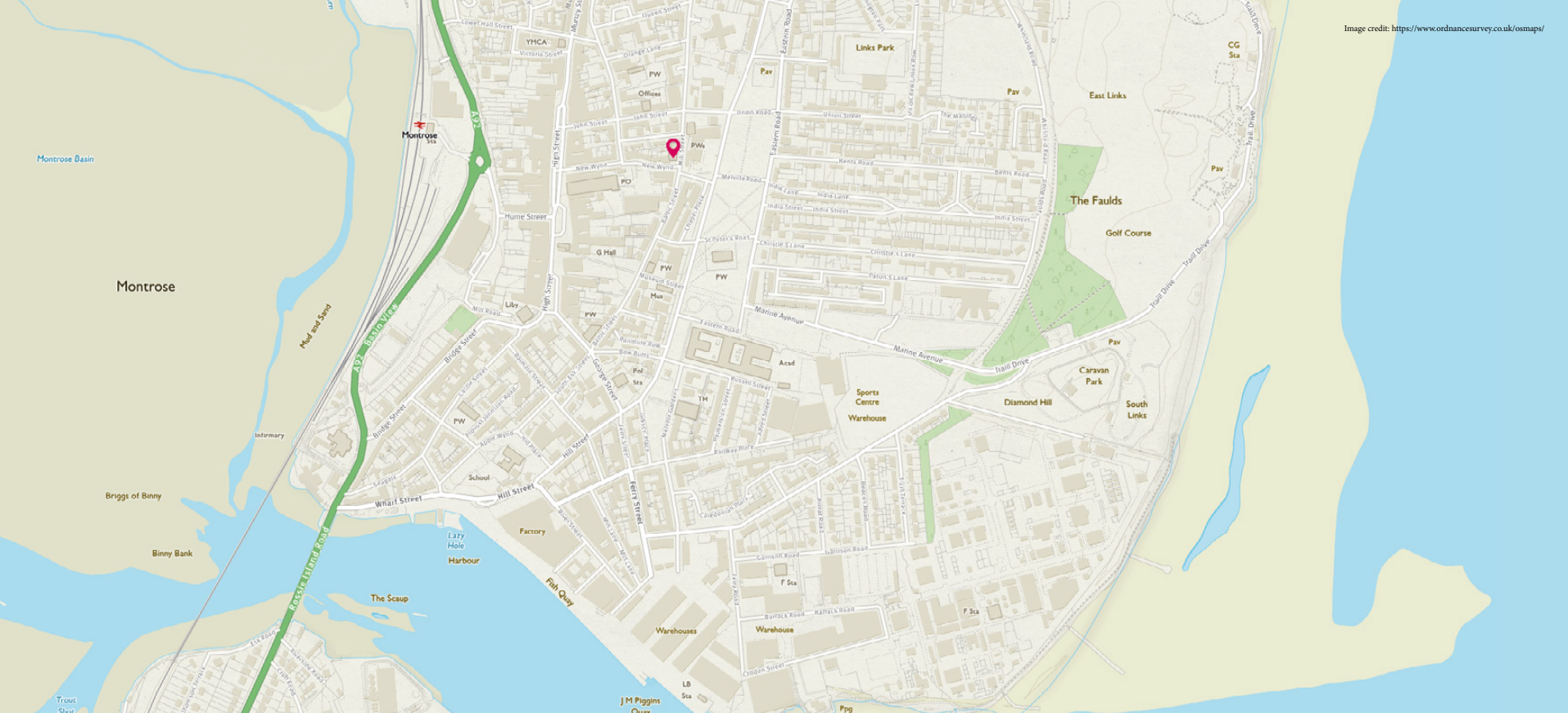
Porch	3.00m (9'10") x 1.50m (4'11")
Kitchen/Sitting Area	8.00m (26'3") x 5.10m (16'9")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bathroom	2.20m (7'3") x 2.00m (6'7")
Lounge	5.80m (19') x 5.00m (16'5")
Bedroom 1	3.30m (10'10") x 3.00m (9'10")
En-suite	2.20m (7'3") x 1.50m (4'11")

Gross internal floor area (m²) - 96m²

EPC Rating - C

Extras
(Included in the sale)

Floor coverings, fitted appliances and blinds are included with the sale of the property.



McEwan Fraser Legal

Proud Main Club Sponsor
DUNDEE FC AND DUNDEE UNITED FC



**Part
Exchange
Available**



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.