

Howeview

CRAIGO, MONTROSE, DD10 9LD



*Stunning four bedroom family home with
spacious living areas and quality fittings*



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'Howeview' is a wonderful four-bedroom detached home at the heart of a popular residential area. Accommodation is spacious and bright with a modern kitchen and spacious living accommodation. Immaculate and ready to walk into, this home will surprise the viewer with its light and style. The garden is bounded with mature hedging and wooden fencing in places. A large drive is capable of parking several vehicles.

THE LOUNGE



The lounge is elegant in proportion with modern flooring in a classic style. A feature fireplace anchors the room and provides a cosy atmosphere. The décor is contemporary and warm and filled with natural light. The lounge is open-plan to the dining room.

THE DINING AREA



THE KITCHEN/DINER



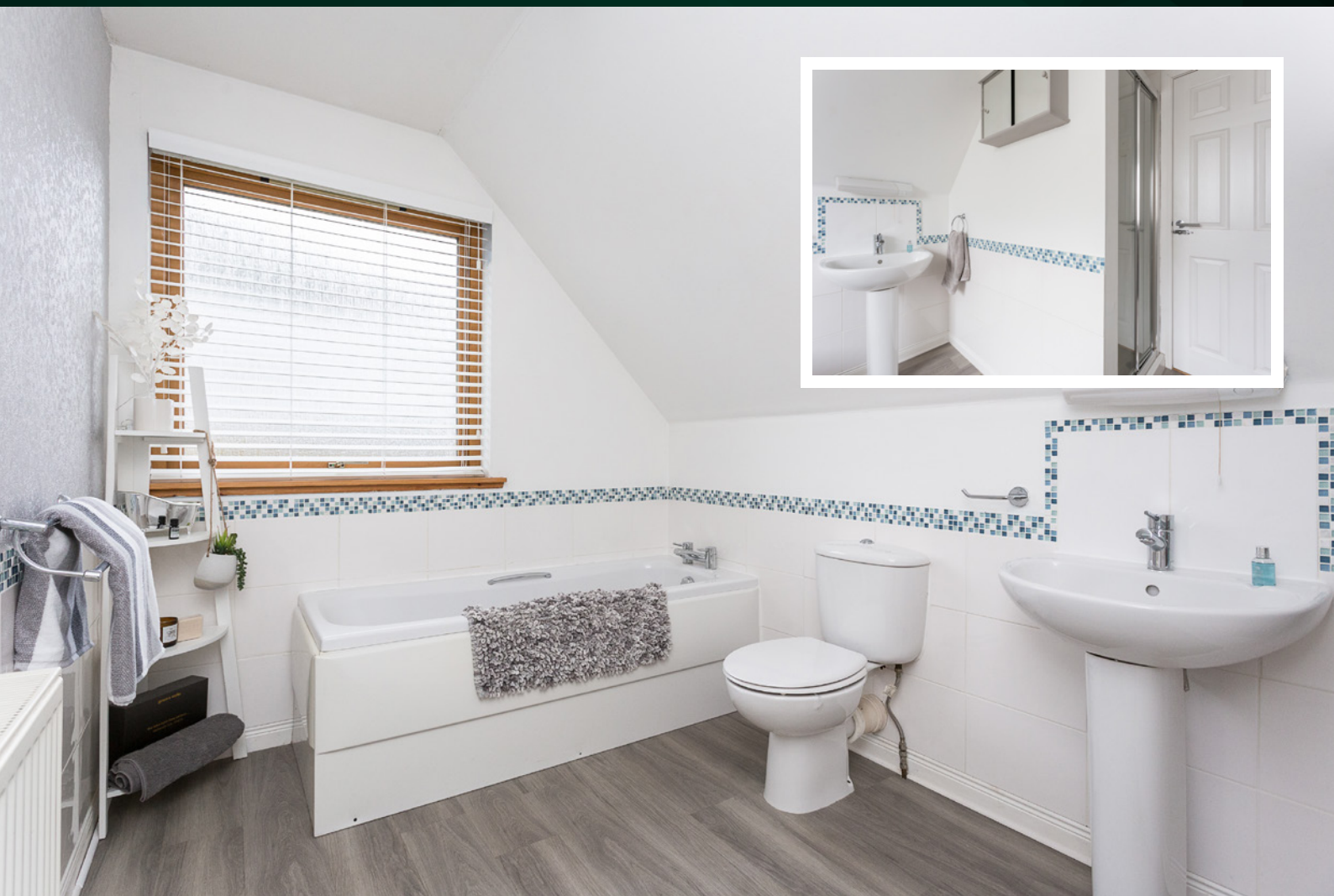
The dining kitchen is well stocked with kitchen units and workspace including a breakfast bar. There is ample room for use as a family room or for the dining table and chairs. French doors open to the patio and gardens. A utility room is nicely located and ideal for boots or dogs. The integral garage has had the door changed to French doors and, with the correct planning permissions, could easily be converted into an additional room.



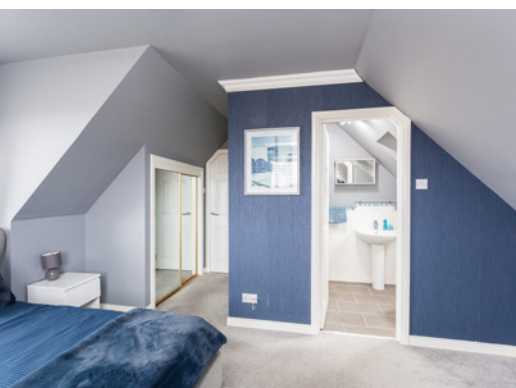
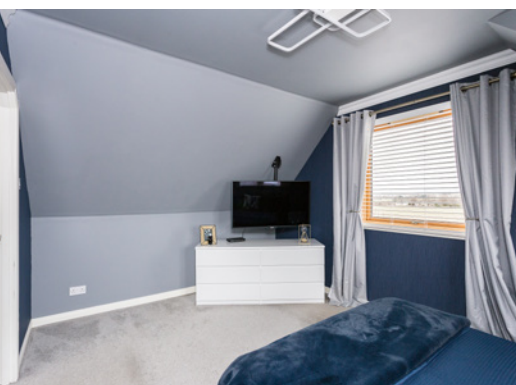


On the upper floor, the Principle bedroom enjoys both an en-suite shower room and a built-in closet. There are three further bedrooms, excellent storage and the family Bathroom. The bathroom offers a bath as well as a shower cubicle. This is an ideal family sized home.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



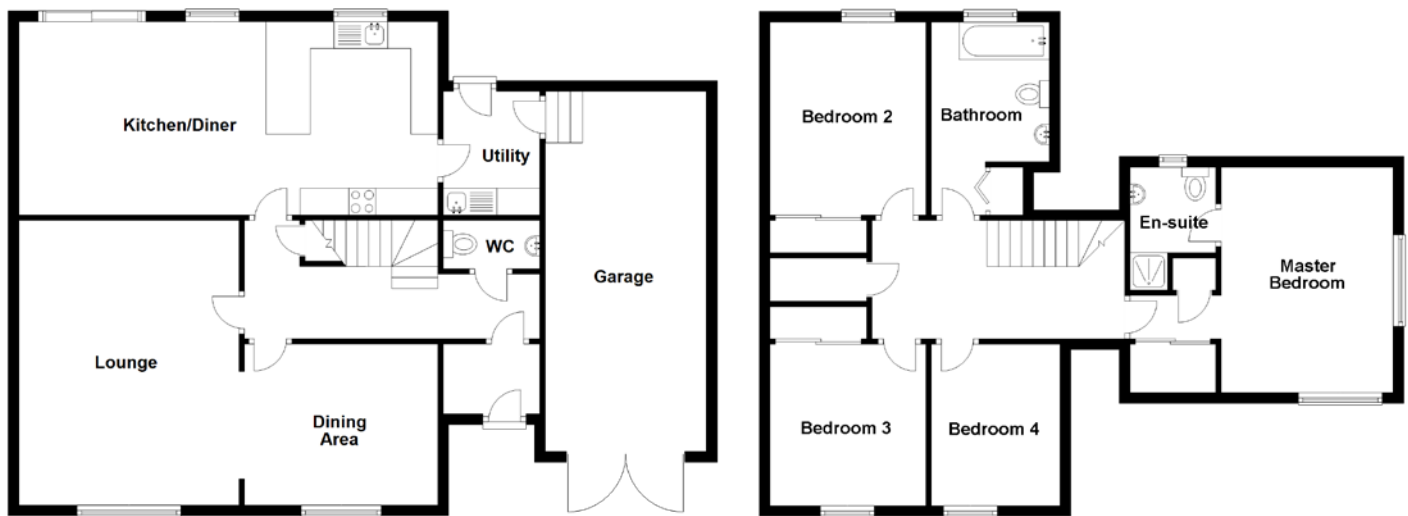
Externally, to the front of this home is a neat drive capable of parking several vehicles. To the side and rear, gardens are enclosed, sheltered and offer a degree of privacy for play or entertaining with patio areas and, just imagine entertaining around a fire-pit.

THE GARDEN & VIEW





FLOOR PLAN, DIMENSIONS & MAP

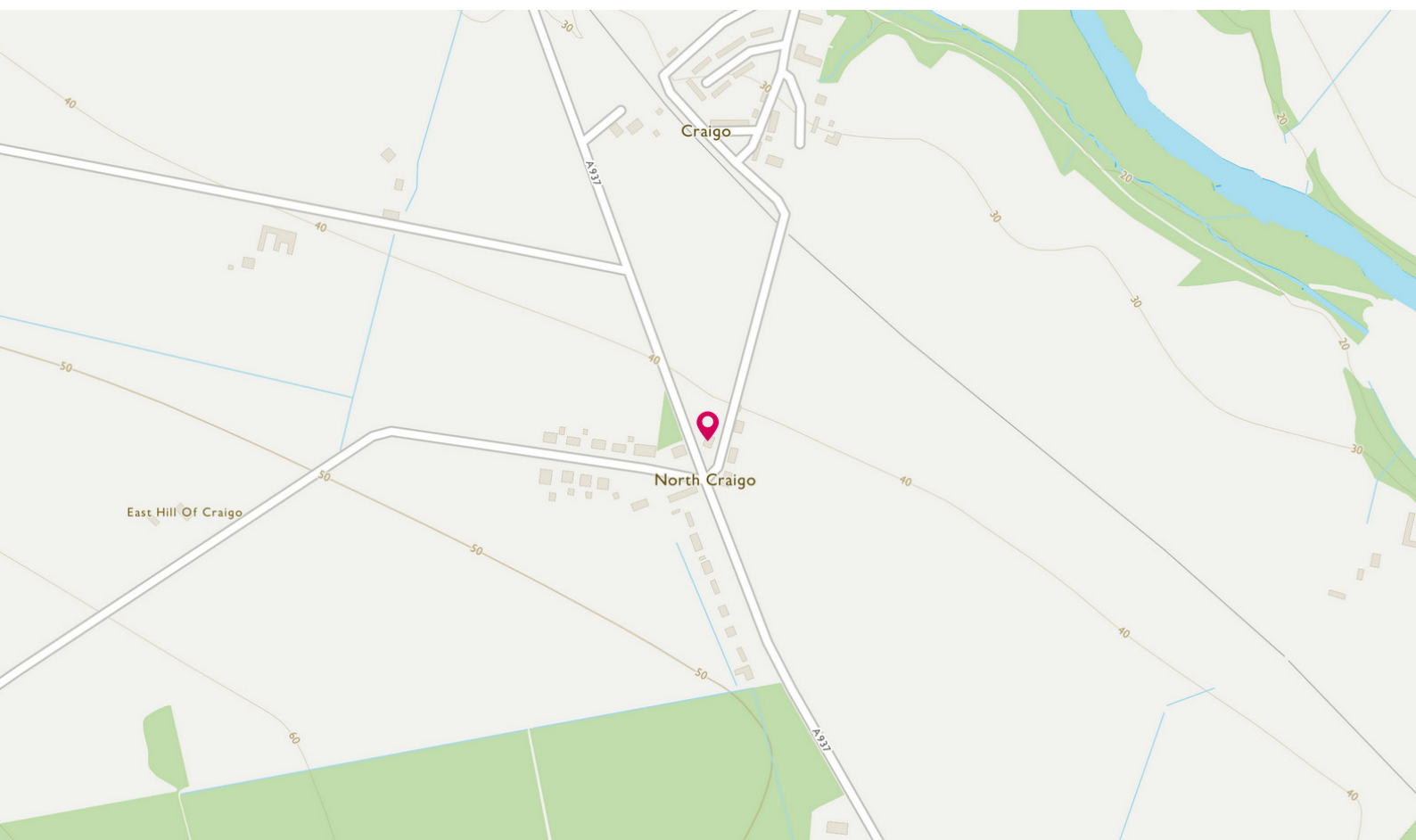


Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 4.10m (13'5")
Dining Area	3.60m (11'10") x 3.00m (9'10")
Kitchen/Diner	7.80m (25'7") x 3.60m (11'10")
Utility	2.30m (7'7") x 1.80m (5'11")
WC	1.80m (5'11") x 0.90m (2'11")
Master Bedroom	4.80m (15'9") x 4.20m (13'9")

En-suite	2.30m (7'7") x 1.60m (5'3")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Bedroom 4	3.00m (9'10") x 2.40m (7'10")
Bathroom	3.50m (11'6") x 2.20m (7'3")
Garage	6.70m (22') x 3.00m (9'10")

Gross internal floor area (m²): 153m²
EPC Rating: C



THE LOCATION

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.





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. It is a 12th Century burgh with interesting museums, and modern leisure facilities, including 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.

Craig is a highly desirable hamlet located to the North of the town of Montrose, approximately 5 miles, with fabulous countryside views.



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