



*Beautifully presented, this home will impress you
with the scale and quality of the fittings*



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Arisaig is a delightful four-bedroom detached bungalow at the end of a popular residential area. Accommodation is spacious and bright with sharp, modern shower rooms and spacious living accommodation.

This home is bounded by mature beech hedging and, wooden fencing in places, a powered gate opens to the large drive.

THE LOUNGE



The lounge is spacious with patio doors and a vaulted ceiling. A stove anchors the room and provides a cosy atmosphere. The décor is contemporary and warm and filled with natural light. A room off the lounge has built-in mirrored wardrobes and could be used as bedroom four, our clients have made excellent use of this space as an inviting home office and family room.

BEDROOM/OFFICE



THE KITCHEN & UTILITY



The dining kitchen is well stocked with kitchen units and workspace whilst leaving ample room for the dining table and chairs. A utility room is nicely located and ideal for boots or dogs. A conservatory offers a pleasant space to soak up the gardens and the views.



THE CONSERVATORY





There are three further bedrooms. The principal bedroom enjoys both an en-suite shower room and a walk-in dressing closet.

BEDROOM 1





BEDROOM 2



THE SHOWER ROOM



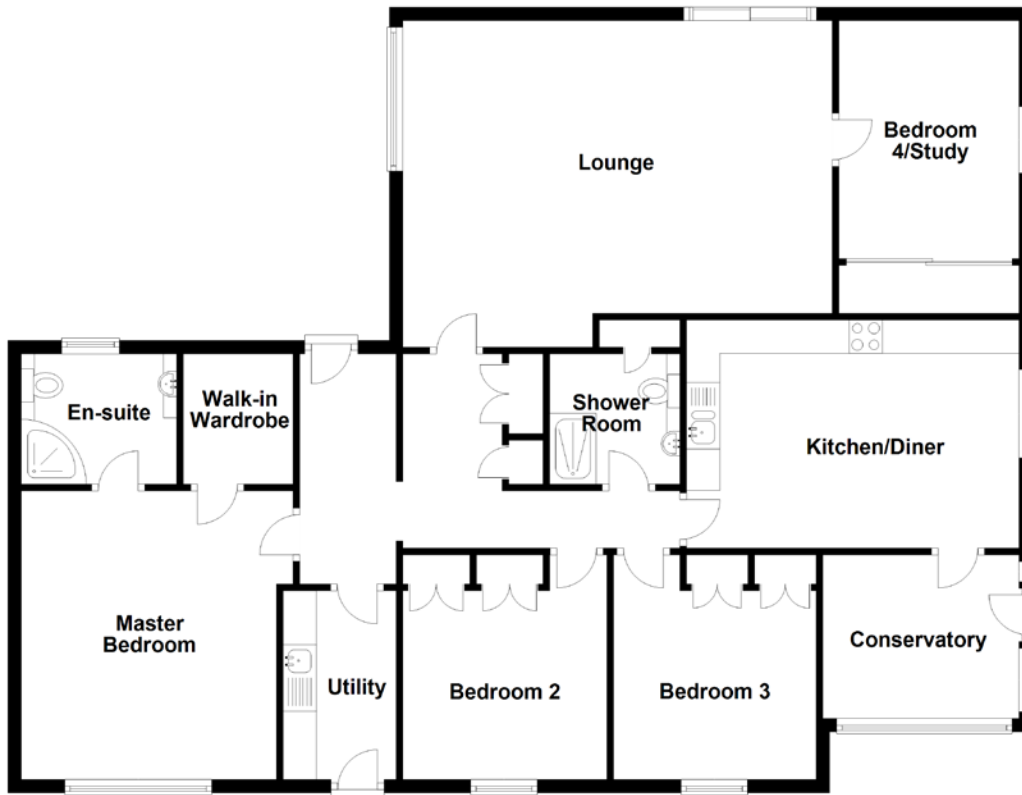
To the front of this home is a neat gravel drive capable of parking several vehicles. To the side and rear is a double garage, currently utilised as a store and home gym, along with a large shed. The gardens are enclosed, sheltered and offer a degree of privacy for play or entertaining with stunning open countryside views.

THE GARDEN





FLOOR PLAN, DIMENSIONS & MAP

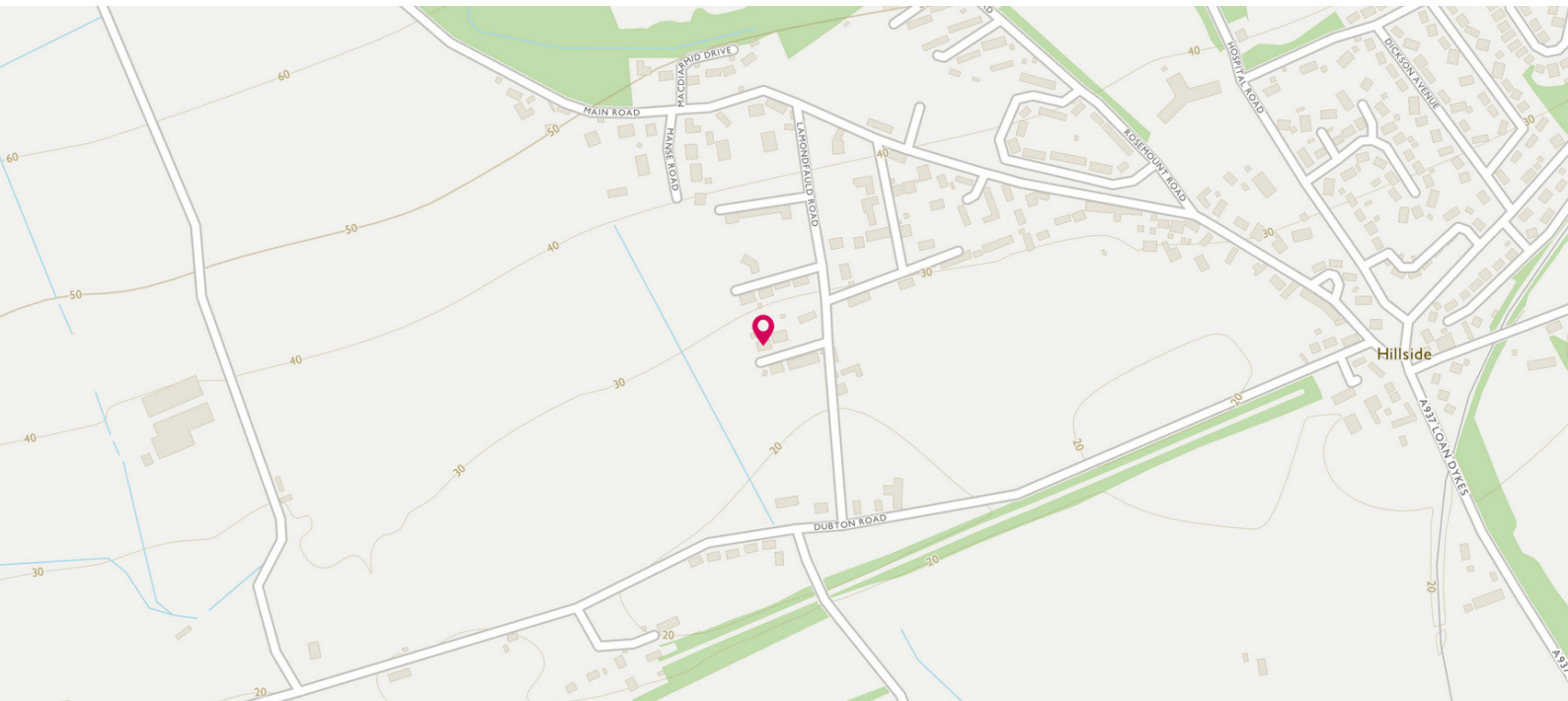


Approximate Dimensions (Taken from the widest point)

Lounge	6.25m (20'6") x 4.40m (14'5")
Kitchen/Diner	5.00m (16'5") x 3.43m (11'3")
Conservatory	2.95m (9'8") x 2.46m (8'1")
Utility	3.05m (10') x 1.70m (5'7")
Master Bedroom	4.34m (14'3") x 3.84m (12'7")
En-suite	2.34m (7'8") x 1.96m (6'5")

Walk-in Wardrobe	1.96m (6'5") x 1.65m (5'5")
Bedroom 2	3.38m (11'1") x 3.07m (10'1")
Bedroom 3	3.38m (11'1") x 3.05m (10')
Bedroom 4/Study	3.58m (11'9") x 2.71m (8'11")
Shower Room	1.96m (6'5") x 1.96m (6'5")

Gross internal floor area (m²): 129m²
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, and sports facilities. 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. 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.



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