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**10a Gindera Road**  
MONTROSE, ANGUS, DD10 8SU



# MONTROSE

## Angus

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 to the North of Dundee, thirty-eight miles to the 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. Montrose 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. Its port is still a centre for international trade, and it has grasped the opportunities presented by the development of the North Sea oil and gas fields.



# 10A

## Gindera Road

10a Gindera Road is a delightful three-bedroom upper per maisonette in a courtyard setting within a walled garden. The location is charming and secluded with a small private outdoor space and a much larger communal garden and drying green. Accommodation is spacious and bright and laid over two floors. An outdoor staircase rises to a shared porch.

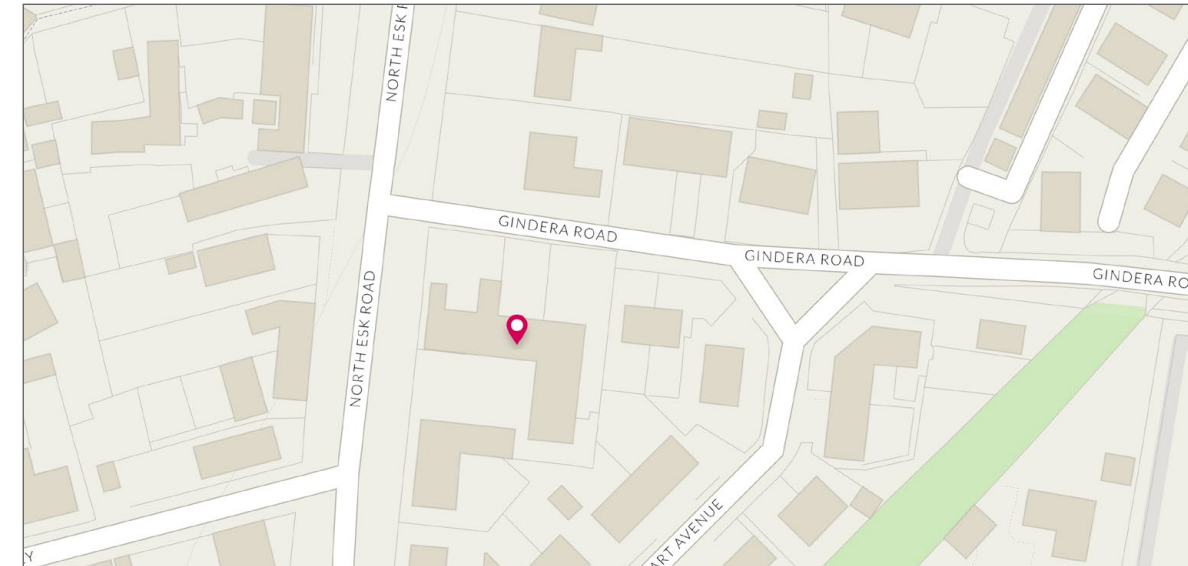
The front door opens to the reception hall with a store cupboard. The Lounge is spacious with a window to the courtyard and a feature fireplace. The décor is contemporary and warm with modern laminate flooring. The kitchen offers a range of units at floor and wall level and includes a peninsular style breakfast bar. The dining room, or bedroom three, is well situated between the lounge and kitchen and offers an alternative space for home working if required.

A carpeted staircase leads to the upper floor. Each of the two bedrooms on this floor offers built-in wardrobes. The family bathroom completes the accommodation.





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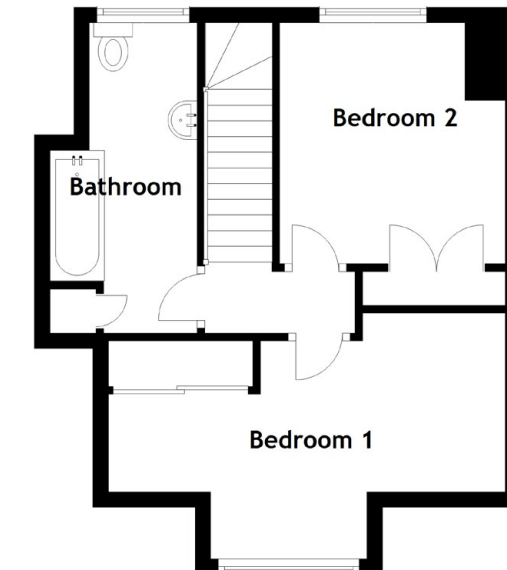
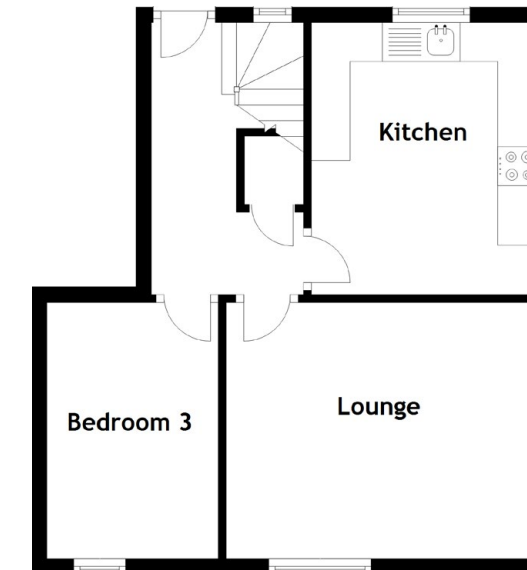


Approximate Dimensions  
(Taken from the widest point)

|           |                                |
|-----------|--------------------------------|
| Lounge    | 4.00m (13'1") x 3.30m (10'10") |
| Kitchen   | 3.50m (11'6") x 2.90m (9'6")   |
| Bedroom 1 | 5.00m (16'5") x 3.19m (10'6")  |
| Bedroom 2 | 3.10m (10'2") x 2.91m (9'6")   |
| Bedroom 3 | 3.30m (10'10") x 2.20m (7'3")  |
| Bathroom  | 4.00m (13'1") x 1.90m (6'3")   |

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>

EPC Rating: D





Externally, to the front of this home is a neat, open plan garden laid to grass with shrub beds adding some detail. There is a small private garden area and the larger drying green is communal.



  
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