



23 King Street, Montrose, DD10 8NL

OFFERS OVER £230,000

Contact Solicitors for an
appointment to view or
telephone seller direct outwith
office hours

07896769665

Chamber Practice 



- **Fully Refurbished**
- **Entrance Porch**
- **Hallway**
- **Open Plan Family Room/Kitchen**
- **Lounge**
- **Utility Room**
- **Bathroom**
- **3 Double Bedrooms**
- **DG & GCH**
- **Integrated Appliances**
- **White Goods**
- **Excellent Storage Facilities**
- **Private Gardens**
- **Monobloc Driveway**
- **Super Family Home**

The Chamber Practice are delighted to bring to market this deceptively spacious, semi-detached villa situated in a popular location walking distance of many local amenities including town centre, schools, sports centre, beach front, golf and public transport links.

The subjects have been upgraded to an extremely high standard by the current owners creating a home of modern style in absolute ready to live in condition. Benefits include new kitchen, bathroom, windows, doors and boiler. Quality floor coverings and tasteful décor throughout further enhance this beautiful family home.

Accommodation comprises: entrance porch; hallway with storage cupboard and carpeted staircase leading to upper floor accommodation; extremely bright and spacious open plan family room/kitchen with clearly defined areas, beautifully appointed kitchen fitted with a range of contemporary units and central island incorporating breakfast bar, French doors leading to rear garden and connecting door to utility room which has fitted base and wall mounted units, under counter dishwasher and washing machine and part glazed external door to rear; cosy lounge with window overlooking front garden; and double bedroom (currently used as a home office) with window to rear. On the upper floor there is a stylish family bathroom with 4 piece suite incorporating W.C., wall hung vanity unit, bath and large shower cubicle housing mains fed shower, attractive tiling and wet-wall panelling and contemporary heated towel rail; and two generous double bedrooms, one of which has bespoke fitted wardrobes. Externally there are enclosed gardens to front and Monobloc driveway providing ample off street parking facilities and low maintenance enclosed rear garden with traditional outhouse/store, drying green and garden shed.

This particular property is in absolute move in condition and early viewing is essential to avoid disappointment.

The nickname of Montrose FC is "The Gable Endies" and therein lies a clue to the coastal town's history, which can be traced all the way back to a King David charter of 1140. It blossomed as a trading port, reflected in addresses like "India Street," "Baltic Street" and "America Street," and wealthy merchants were fond of building their imposing homes gable to gable. Montrose lays claim to having the widest High Street in Scotland and attractive narrow closes. It overlooks a two mile tidal lagoon nature reserve which attracts thousands of visitors every year - in the shape of pink-footed geese and other birdlife. Like nearby Mearns communities St Cyrus and Johnshaven, it is well placed for travelling to Dundee and Aberdeen and a population in the region of 12,000 has expanded on the back of the North Sea oil and gas sector. The local golf club is among the oldest in the world and the beaches enjoy regular high ratings.



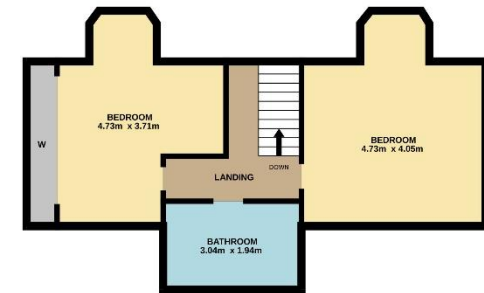




GROUND FLOOR
72.0 sq.m. approx.



1ST FLOOR
46.0 sq.m. approx.



TOTAL FLOOR AREA : 118.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, integrated appliances, washing machine, dishwasher and garden shed.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.