

# Connelly Yeoman



**WESTVIEW, ROSSIE MILLS,  
MONTROSE, DD10 9TJ**

**DETACHED VILLA**



## Key Features

- Detached Villa set within approx 0.7 acre of mature garden grounds with stunning view over Montrose Wildlife Basin.
- Spacious, versatile accommodation on two levels.
- Gas central heating and double glazing
- Extensive gardens, large driveway, double garage & detached bothy.



OFFERS OVER

**£345,000**

# Property Description

Rare to the market, West View occupies a most unique and enviable position on the southern side of Montrose Wildlife Basin and offers fabulous, ever changing, views over the Basin, and to the Angus Glens beyond. This spacious 4 bedroom, 3 public room villa, with double garage, sits well within approx 0.7 acres of extensive mature garden grounds and also has the advantage of a charming detached bothy. Designed to take full advantage of its surroundings as well as the spectacular sunrises and sunsets, many of the rooms enjoy delightful views over the pristine garden grounds towards the ever changing tidal waters of the basin. Montrose offers a wide variety of amenities and services including national and local shops, popular primary and secondary schools, health and leisure facilities, and the main East Coast railway line giving easy access to both Aberdeen and Dundee as well as many nearby towns. The Wildlife Basin is home to a fascinating variety of wildlife, particularly migrating birds including large numbers of duck and geese.

This delightful home offers a spacious lounge, dining room, generous conservatory, dining kitchen, utility, 4 bedrooms, shower room and bathroom and has gas central heating, double glazing, and ample storage. There is a large driveway providing parking and access to a double garage. The grounds are neatly laid out with an easy to maintain stone chipped drying area to the rear of the house, and impressive, beautifully maintained grounds with established evergreens, shrubs and fruit trees with a charming bothy, with parking area.



# Property Description

## RECEPTION HALLWAY:

Entry into this welcoming reception hallway which is tiled, with understairs storage, staircase leading to the upper floor, a radiator and spotlights.

## LOUNGE:

Approx. 14'10 x 13'10. A delightful lounge with outstanding views over the extensive gardens and towards the Montrose Basin. There is ample room for furnishings, a radiator and glass door leading into the dining room.

## DINNING ROOM:

Approx. 12'3 x 17'. This is a most impressive dining room with large picture window offering beautiful views over the garden and out towards the Montrose Basin and surrounding countryside. There is also a side facing window, radiator and glass door leading into the kitchen.

## DINING KITCHEN:

Approx. 11'10 x 12'. Spacious side facing kitchen fitted with a range of base and wall units with work surfaces incorporating a double stainless-steel sink with mixer tap. There is a double electric oven, an electric hob with a stainless steel extractor above, and space for a fridge freezer. There is ample room for a breakfast seating area.

## UTILITY ROOM:

Approx. 5'3 x 5'9. Side facing utility fitted with base and wall units incorporating a stainless-steel sink and plumb space for an automatic washing machine. Wall mounted gas centre boiler.

## CONSERVATORY:

Approx. 14'4 x 13'7. A generous size conservatory which enjoys a delightful out look over the garden ground towards Montrose Basin. With doors leading out onto the driveway.

## REAR HALLWAY:

A tiled hallway with radiator and door leading to rear of the property to the drying area.

## STUDY/GROUND FLOOR BEDROOM 4:

Approx. 8'2 x 13'7. A flexible room on the ground floor which has a south front facing window which overlooks the sweeping driveway and glass panelled doors which lead into the large welcoming hallway.

## BEDROOM 3:

Approx. 11'3 x 10. A good sized rear facing room with ample room for furnishings, and a radiator.

**SHOWER ROOM:** Approx. 5'3 x 8'2. A conveniently situated ground floor shower room with cubicle housing a power shower, wash hand basin, wc and vanity unit. Rear facing window giving natural light and ventilation. Tiled with a heated towel rail.



**UPPER HALLWAY:**

With side facing velux window and access hatch to loft space.

**MASTER BEDROOM:**

Approx. 10'8 x 14'. A bright and spacious bedroom with stunning panoramic views over the gardens and surrounding countryside and Montrose Basin. There are three double wardrobes with shelves and hanging space and access into the eaves for additional storage.

**BEDROOM 2:** Approx. 11'3 x 10'6. Another large and spacious rear facing bedroom with three double wardrobes with shelves and hanging space and access to the eaves with additional storage space.

**FAMILY BATHROOM:**

Approx. 5'9 x 6'4. Bathroom which is tiled with a pea shaped bath with an electric shower over. There is a vanity unit incorporating a wash hand basin and wc. With tiled floor and heated towel rail.

**DETACHED BOTHY:**

Approx. 12'6 x 30. A substantial building with two front facing windows and a side window with adjoining stone chipped driveway.

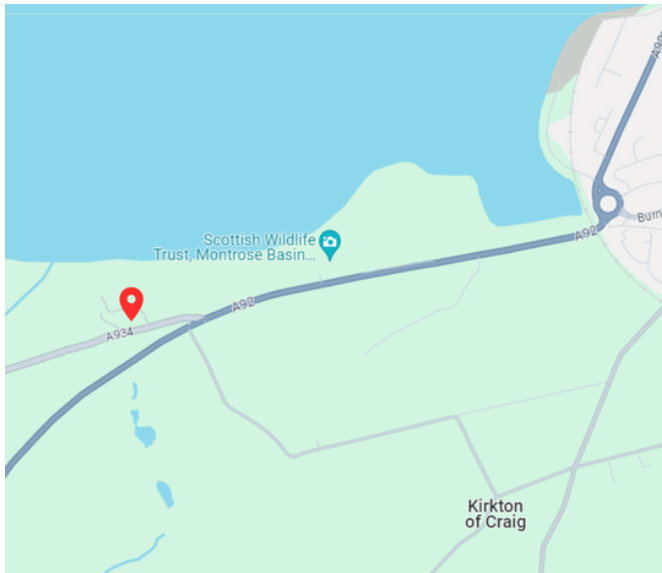
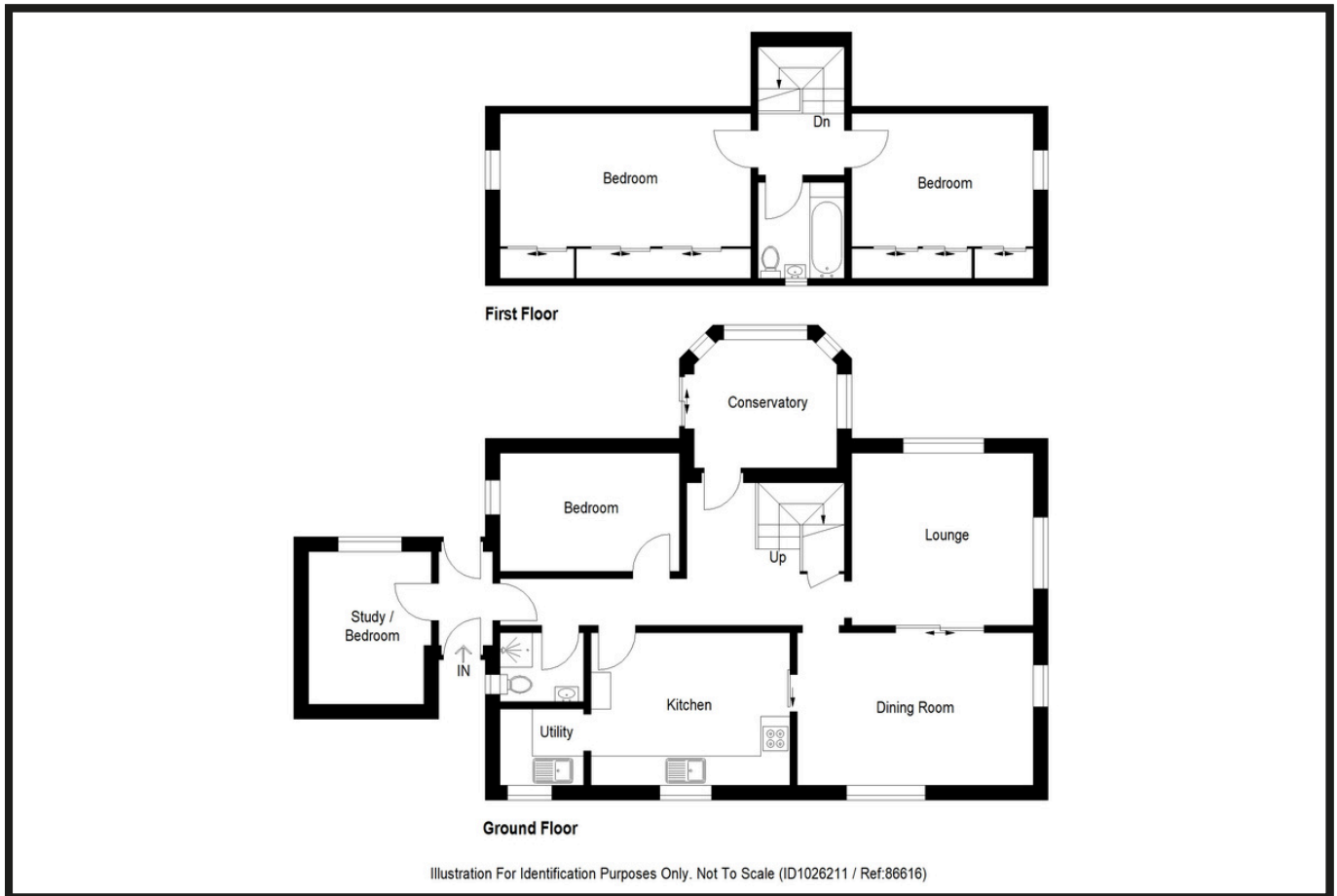
**DOUBLE GARAGE:**

Approx. 20' x 19' Spacious garage in two sections with power and light and two up and over doors.





# Property Professionals



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