



**Thorntons**   
The right way to move

22 Burnside Place, Ferryden,  
Montrose, Angus DD10 9RB

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## Summary

Spacious and airy mid-terraced villa, which benefits from double glazing, gas central heating and will be sold with blinds and floor coverings included. comprises: reception hall, lounge, kitchen with fitted breakfast bar, space for white goods & cooker extractor hood (the free standing gas cooker is included), rear sun lounge, two double bedrooms and 3-piece shower room. Externally, there are front and rear gardens, 2 useful sheds, clothes drying facilities and an outside tap. A short distance from the property is a further outhouse.

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## Features

- Mid Terraced Villa
- Spacious Lounge
- Breakfast Kitchen
- Rear Sun Lounge
- 2 Double Bedrooms
- Shower Room
- GCH; DG; EPC - D
- Private Gardens & 2 Sheds

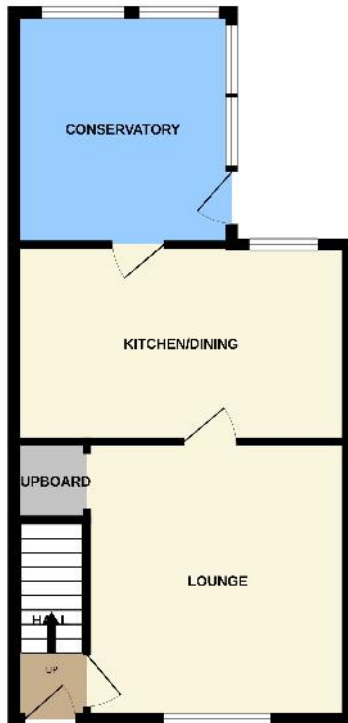
## Room Measurements

Lounge: 11' 11" x 15' 0" (3.63m x 4.57m)  
Breakfast Kitchen: 7' 5" x 16' 3" (2.26m x 4.95m)  
Rear Sun Lounge: 10' 11" x 11' 3" (3.33m x 3.43m)  
Bedroom 1: 10' 3" x 12' 9" (3.12m x 3.89m)  
Bedroom 2: 9' 3" x 12' 4" (2.82m x 3.76m)  
Shower Room: 5' 3" x 6' 6" (1.60m x 1.98m)



# Floorplan

GROUND FLOOR



1ST FLOOR



Of the views shown have been made to ensure the accuracy of the floor plan and other information contained herein. Measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. Measurements of the plan or the distribution of furniture and fittings should be based on actual measurements in situ. The services, systems and appliances shown here are not shown and no claim is made as to their operation or condition. The plan is not to scale.

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