



Solicitors & Estate Agents



**2 Long Row, St Cyrus, DD10 0BP**  
EPC -E

Offers over **£125,000**

# 2 Long Row, St Cyrus, DD10 0BP

Delightful terraced fisherman's cottage

## Overview

- 2 Bedrooms
- Lounge
- Kitchen with Dining room
- Bathroom
- Oil fired Central Heating
- Double Glazing
- Garden
- Parking area
- Close to local schools



*A delightful terraced cottage in the seaside village of St Cyrus.*



This cottage was built approximately 1880, however it has been extensively renovated and extended over the years. A well-maintained property a short walk from the sea, this cottage has a vestibule, lounge, and bathroom as well as the kitchen / dining area on the ground floor, whilst upstairs there is a good-sized double bedroom and a single bedroom. The garden is to the front of the property and is designed for ease of maintenance. At the end of the garden is your parking space. This is an ideal property for a first-time buyer or as an investment.

Contact Shiells on 01356 622171 to arrange a viewing.



### *Extras*

The oven, hob, carpets and blinds are included in the sale

### *Exterior*

The garden is a few steps outside the front of the property and is laid with stones / slabs for ease of maintenance. There is a drying area, shed and a cover for the bins.

A gate takes you to the end of the garden where you have your own parking space.

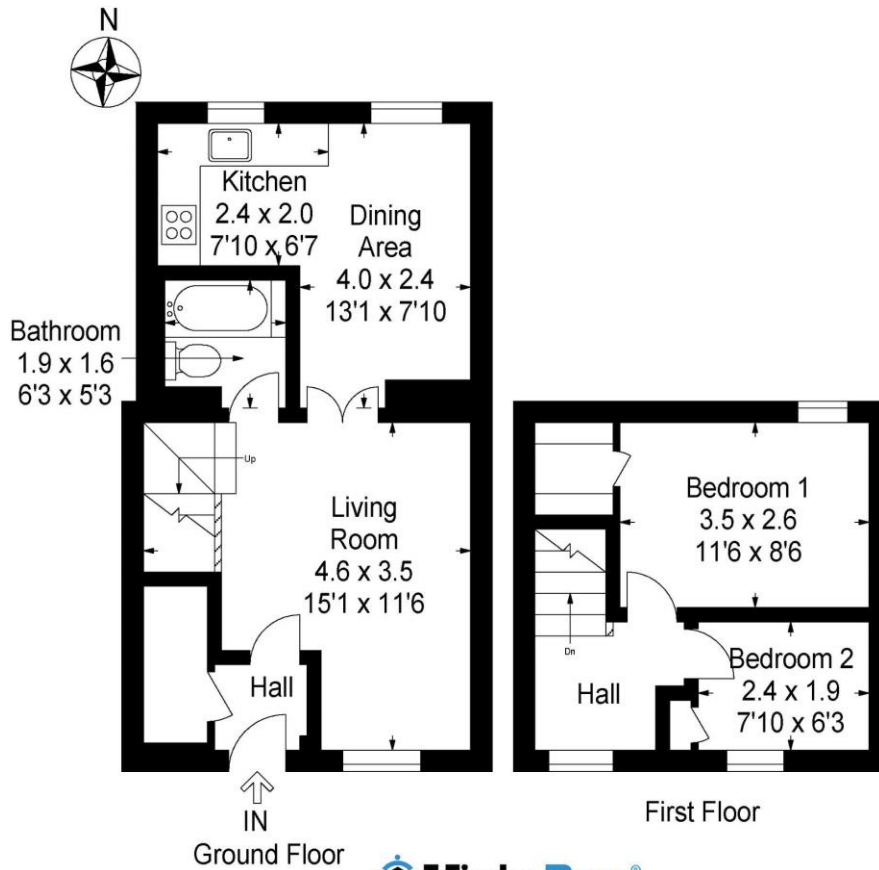
### *Additional information*

The Oil fired boiler is situated in a cupboard at the front door and is serviced regularly.



### **Directions**

From our offices, head east on St David Street, at the roundabout, take the 3<sup>rd</sup> exit onto Southesk Street. Turn left onto Montrose Street and continue for 7 miles. At the roundabout take the 1<sup>st</sup> exit and continue ahead then turn left onto N Esk Road, continue for 4 miles, enter St Cyrus and turn right onto Mercury Terrace, take a left onto Croft Road and Long Row is on your left.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

Tel: 01356 622 171



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.