



**Alan E Masterton**  
SOLICITORS & ESTATE AGENT

**DD5** ESTATE AGENTS

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East Cummont Cottage, Drumsturdy Road, by Newbigging, DD5 3RE Offers Over £180,000

2 Bedroomed Semi-Detached Cottage

**DD5** ESTATE AGENTS

## 2 Bedroomed Semi-Detached Cottage

### East Cunmont Cottage, Drumsturdy Road, by Newbigging, DD5 3RE

Situated on Drumsturdy Road, between Newbigging village and Kingennie, this charming two-bedroom semi-detached cottage enjoys a peaceful rural setting surrounded by open countryside, while remaining just a short distance from the nearby town of Monifieth.

This characterful home offers spacious accommodation all on one level. The property comprises of an inviting entrance hallway, a generous lounge and a dining kitchen with a window overlooking the open fields and useful utility area with access to the side of the home. Completing the accommodation is a particularly spacious wet room featuring a large walk-in shower and elevated ceiling, creating a bright and airy feel, along with two well-proportioned double bedrooms overlooking the rear of the property.

Externally, the property benefits from a detached garage, a driveway and garden grounds mainly laid to lawn, complemented by mature trees that provide a tranquil setting and an attractive backdrop.

Further benefits include solar panels with battery storage and a modern electric storage heating system throughout.

#### **Entrance Hall:**

Bright and welcoming entrance hall that runs the length of the home and gives access to all rooms as well as excellent built in storage.

#### **Lounge:**

A spacious and well-proportioned room, filled with natural light from a window overlooking the front garden, creating a relaxing focal point to the living space.

#### **Kitchen/ Dining Area:**

A generous kitchen with ample space for dining, featuring a range of wooden wall and floor cabinets complemented by matching worktops and splashbacks. A window offers open views across neighbouring fields.

#### **Utility Area:**

A valuable addition to the home, offering plenty of fully built-in cupboards, a sink, and space for a washing machine. An external door provides convenient access to the side of the property.

#### **Shower Room:**

A stylish and generously sized wet room, complete with a large walk-in shower, WC, and basin. The elevated ceiling enhances the bright and airy

atmosphere, with the added benefit of built-in storage.

#### **Bedroom 1:**

A generously sized double bedroom with a window overlooking the rear of the property and benefiting from built-in storage.

#### **Bedroom 2:**

Another spacious double bedroom, also featuring a built-in wardrobe and a rear-facing window.

#### **Garden:**

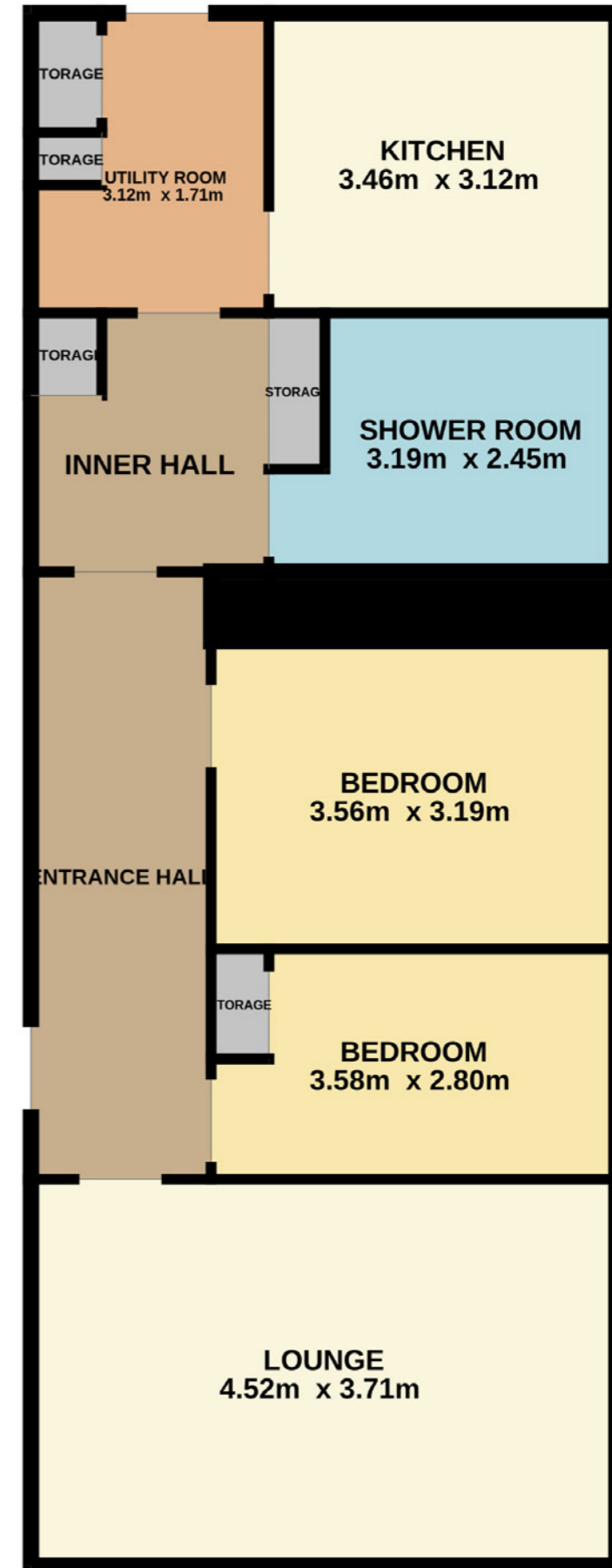
Attractive garden areas surround the home. The front garden is mainly laid to lawn, complemented by mature bushes, trees, and shrubs that create a peaceful setting. To the side, a driveway leads to a detached garage.

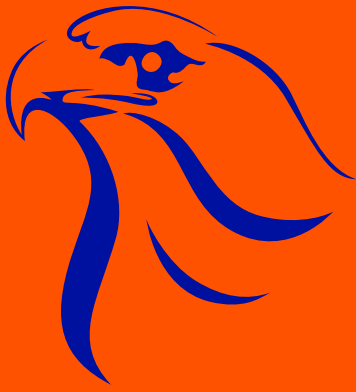
#### **Garage:**

The garage is accessed via a white up-and-over door from the driveway and is equipped with light and power, making it ideal for secure parking or additional storage.









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## SOLICITORS & ESTATE AGENT

### Council Tax Band:

C (Angus Council April 2026).

### EPC Band:

D

### Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)

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#### Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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