



Thorntons
The right way to move

Craigesk House, Rossie Braes,
Montrose, Angus DD10 9TA



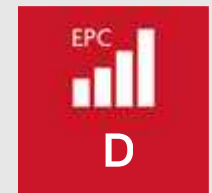
2



5



3



D



Summary

This exceptional home combines generous accommodation with some of the most breathtaking views over the Montrose Basin. Benefitting from double glazing throughout and Gas and Electric central heating, the home offers comfort and efficiency in every season and comprises; hallway, living room, dining room, conservatory, kitchen with pantry and breakfast bar, five bedrooms, spacious family bathroom, shower room, WC and utility room with double sinks, extensive cabinetry, and space for laundry appliances. Externally, there are multi level garden grounds and gated driveways to both the front and rear plus a double garage with an attached workshop and an additional flexible use room.

Features

- Detached Villa
- Panoramic Views
- Lounge & Dining Room
- Kitchen, Conservatory
- 5 Bedrooms
- Driveway, Garage and Gardens
- Bathroom, Shower Room & En-Suite
- Council Tax Band F
- HR Value £450,000
- Gas & Electric Heating. EPC D

Room Measurements

- Lounge: 20' 1" x 14' 1" (6.12m x 4.29m)
- Kitchen: 15' 0" x 9' 6" (4.57m x 2.90m)
- Dining Room: 12' 4" x 9' 6" (3.76m x 2.90m)
- Conservatory: 22' 7" x 7' 0" (6.88m x 2.13m)
- Bedroom: 14' 2" x 9' 9" (4.32m x 2.97m)
- Bedroom: 12' 4" x 11' 1" (3.76m x 3.38m)
- Bedroom: 14' 6" x 8' 9" (4.42m x 2.67m)
- Bedroom: 11' 4" x 9' 9" (3.45m x 2.97m)
- Bedroom: 13' 6" x 9' 9" (4.11m x 2.97m)



Rarely does a property offer such a blend of space, character, flexibility, and scenery—all in one remarkable package.



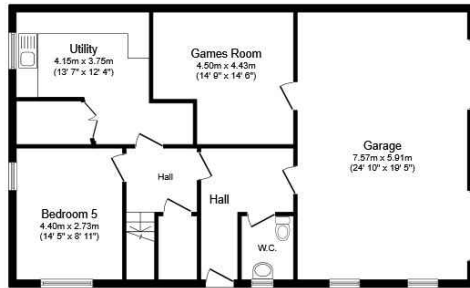




This is a rare opportunity to secure a substantial, characterful home boasting unforgettable views, generous accommodation, modern comforts, and outstanding potential — properties of this calibre seldom come to market



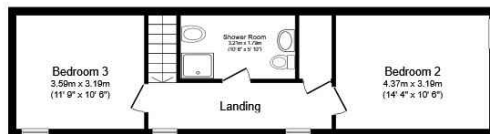
Floorplan



Lower Ground Floor



Ground Floor



First Floor

Total floor area 272.5 m² (2,933 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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