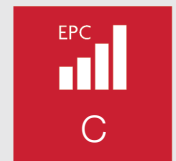
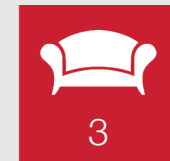




17 Cairnwell
Crescent,

Montrose, Angus,
DD10 9EY





Summary

This spacious detached bungalow is set within a desirable residential area of Montrose, offering generous and flexible family accommodation. The property opens with an entrance vestibule and hall with storage, leading to a bright living room with a fireplace, a separate dining room, and a sunny dual-aspect snug/sunroom flowing into a family room with garden access. A breakfasting kitchen with a walk-in pantry and utility room provides further practicality. There are five well-proportioned, comfortable bedrooms, all with built-in wardrobes, served by a four-piece bathroom and a shower-WC room. Externally, the home benefits from private lawned gardens with a shed, a driveway, and garage parking. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.

Features

- Detached bungalow in Montrose
- Entrance vestibule and hall with storage
- Sunny living room with a fireplace
- Separate dining room
- Sunny dual-aspect snug/sunroom, open to
- Family room with a sliding door to the garden
- Breakfasting kitchen with a walk-in pantry and utility room
- Five double bedrooms with built-in wardrobes
- 4pc bathroom
- Shower-WC
- Private lawned gardens with a shed
- Private drive and garage parking
- Gas central heating and double glazing



“The 5-bed home offers spacious multiple reception rooms, a breakfasting kitchen, a Bath-Shower-WC Room and a Shower-WC Room.”





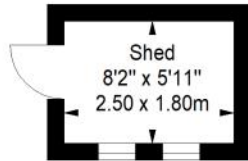


“Set in Montrose, it enjoys a peaceful residential setting close to the town centre, coastline, schools, and convenient transport links to surrounding towns and Dundee.”



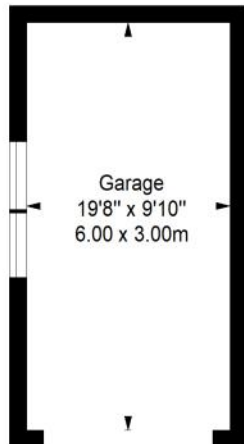
Floorplan

Shed
Approx. 4.5 sq. metres (48.4 sq. feet)

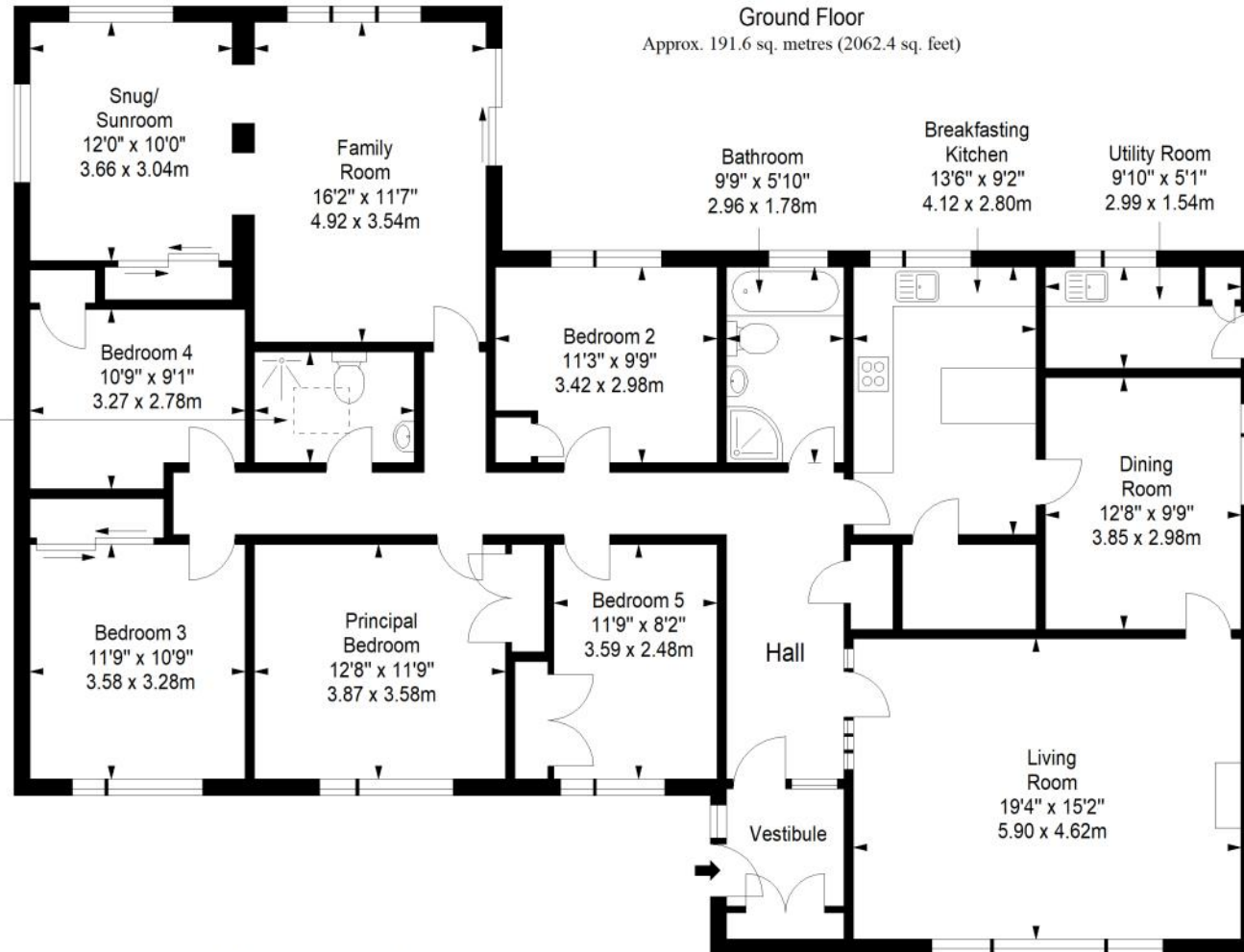


Wet Room
8'0" x 5'8"
2.44 x 1.72m

Garage
Approx. 18.0 sq. metres (193.7 sq. feet)



Ground Floor
Approx. 191.6 sq. metres (2062.4 sq. feet)



Total area: approx. 191.6 sq. metres (2062.4 sq. feet)



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