

# 2 Scotston Terrace

ST. CYRUS, MONTROSE, DD10 0BR



*Three-bedroom bungalow with stylish log-burning stove and welcoming interiors. Gardens and drive add to the appeal of this spacious and bright home.*



01382 721 212



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



This beautifully presented three-bedroom semi-detached bungalow is situated in a highly desirable location, offering a perfect blend of comfort and style.

# THE LOUNGE



Stepping inside, the welcoming entrance hall leads to a warm and welcoming, spacious lounge, where a stylish log-burning stove creates a cosy and inviting atmosphere. The well-appointed dining kitchen is well-stocked for storage.

# THE KITCHEN





The property offers three well-proportioned bedrooms, with the principal bedroom, currently utilised as a dedicated dining room, benefitting from its own en-suite shower room. A modern family bathroom completes the interior accommodation.

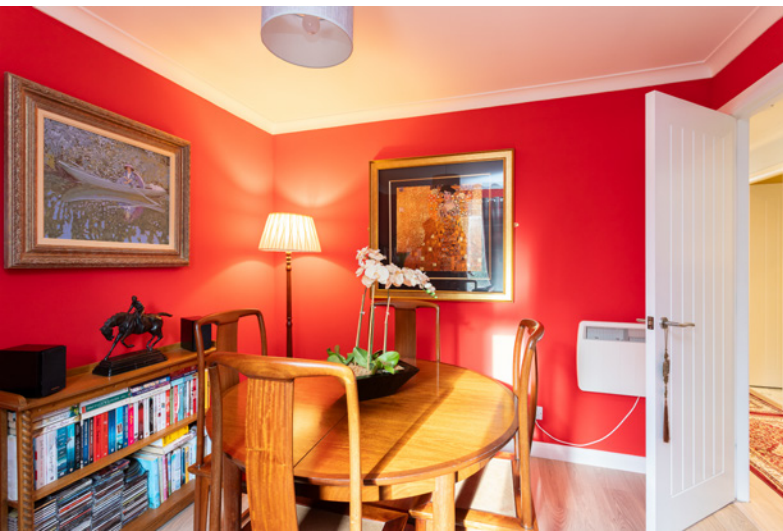
## THE BATHROOM



# BEDROOM 1



currently utilised as a dedicated dining room,  
benefitting from its own ensuite shower room



# BEDROOM 2



# BEDROOM 3



Externally, a private driveway to the side provides convenient off-street parking, while the enclosed rear garden has been thoughtfully designed for low-maintenance outdoor living, offering the perfect space to relax and enjoy.

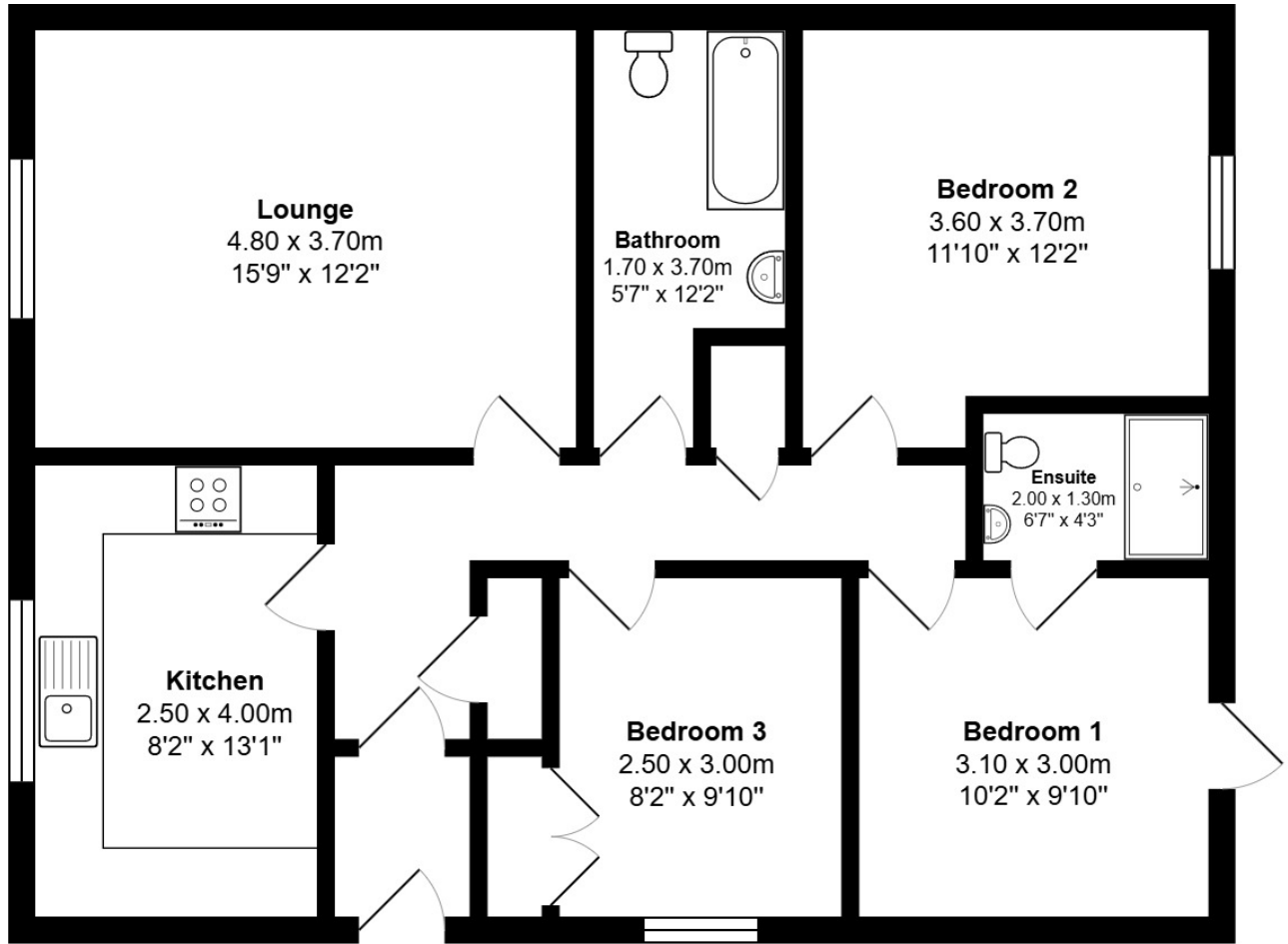
With its desirable location, spacious interiors, and charming features, this wonderful bungalow is a fantastic opportunity for those seeking a comfortable and well-maintained home.

# EXTERNALS



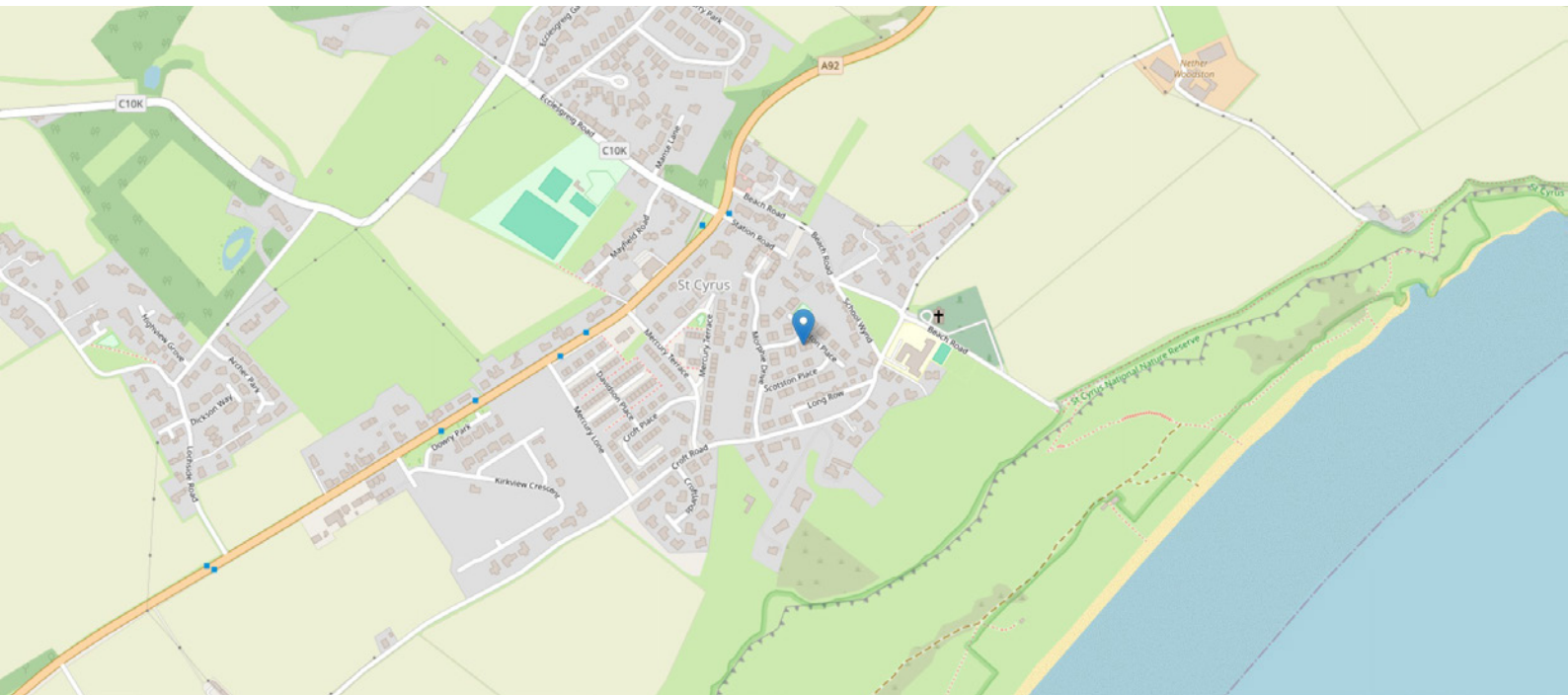


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Nestled in a charming coastal setting, this location offers the perfect balance of countryside tranquillity and modern convenience.

With easy access to the nearby town of Montrose, residents can enjoy a variety of local amenities, including supermarkets, independent shops, and a selection of cafes and restaurants. For families, the area is well-served by schools, making it an excellent choice for those looking to settle in a community-focused environment.





Commuting is made simple with excellent transport links. Montrose railway station, just a short drive away, provides regular services to Aberdeen, Dundee, and beyond, making it ideal for both work and leisure travel. Road connections are equally convenient, with easy access to the A92, linking to nearby towns and cities. Bus services also operate frequently, ensuring that getting around is hassle-free.

For those who love the outdoors, this coastal region offers breathtaking scenery, with walking trails, open countryside, and stunning shorelines nearby. Whether it's a relaxing stroll along the beach, exploring the surrounding nature, or enjoying local leisure facilities, this location is perfect for those who appreciate a mix of rural charm and accessibility to modern conveniences.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 01382 721 212  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available



Text and description  
**JAYNE SMITH**  
Corporate Account Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.