



### **5 DICKSON WAY, ST CYRUS MONTROSE DD10 0DZ**

This impressive detached villa is situated in the pleasant village of St Cyrus. A short drive from nearby Montrose, St Cyrus is within easy commuting distance of both Aberdeen and Dundee with a short 10 minute drive to either Montrose or Laurencekirk railway stations.

Located in a quiet cul de sac, the property has spacious accommodation and is in excellent decorative order throughout.

**ACCOMMODATION:** Lounge Family Room, Dining Room, Dining Kitchen, Utility Room, Cloakroom, Master Bedroom with En Suite, 4 further bedrooms, Family Bathroom, Integral garage, Gardens to front side and rear, Off street parking, Norwegian timber double glazed units, Oil fired central heating and all floor coverings, Integrated appliances are included in the sale.

**OFFERS AROUND - £280,000**

<b>Entrance Vestibule</b>	There is an internal door leading to the integral door leading from the hallway. There is a deep storage cupboard. Radiator. Coir matting floor coverings. Alarm pad.
<b>Lower Accommodation:</b>	
<b>Hallway:</b>	Spacious bright reception hallway with attractive open balustrade staircase leading to upper accommodation. Under stair storage cupboard provides ample storage space and there is a radiator in the main area. 15 pane glass door leading to reception rooms and kitchen.
<b>Cloakroom:</b> 6' 4 x 5'11	With white two piece suite tiled above wash hand basin. Extractor fan. Radiator.
<b>Lounge:</b> 13'1 x 16'0	Impressive room with views to the front of the property. Triple window provides an abundance of natural light. Telephone point. Dimmer Lighting. Television point. Under window radiator.
<b>Dining Room:</b> 10'9 x 15'6	Airy room with views to the front of the property. Dimmer lighting. Radiator.
<b>Family Room:</b> 10'9 x 15'6	Lovely spacious room with window overlooking the side of the property and there are french doors leading to the large decked area in rear garden. Dimmer feature fitting. Phone points. Window blind and under window radiator.
<b>Dining/Kitchen</b> 12'4 x 12'6	Impressive executive kitchen with a range of base and wall mounted storage units. Marble effect work surfaces and tiled Moroccan styled coloured tiled splashbacks. Integrated fridge freezer and dishwasher. Power touch hob and oven. Sink with drainer. Multi position dimmer spotlighting. Wine rack. Three rotating shelves in cupboard. Large family breakfasting area. Radiator. Window blind. Tiled flooring.

**Utility Room:****7'3 x 7'10**

Useful room which is plumbed for automatic washing machine. Space for tumble dryer. Range of base and wall mounted units. Sink with tiled splashbacks. Door leading to rear garden. Radiator. Extractor fan. Central heating controls.

**Outside:**

Good sized enclosed rear garden partially laid to lawn and partially laid to stones for low maintenance. Range of plants and shrubs surrounding the oil tank. There is a large decked area providing ample room for alfresco dining. There is a wooden shed and oil tank and outside water tap. Floodlights to rear and lantern to front of the property with motion sensors. The property benefits from wireless alarm system.

Garden to front and side of the property mainly laid to lawn with off street parking for up to five cars on gravel driveway.

**Garage:**

Large integral garage with electric door. Window and door to rear garden. Access door to vestibule. Hot water tank and central heating boiler housed at rear of garage.

**Upper Hallway:**

Spacious hallway with radiator.

**Master Bedroom:****14'3 x 17'8**

Elegant room with views to the front of the property. Large double integrated wardrobes with sliding mirrored doors. Telephone point. Dimmer lighting. Radiator. Window blind and television.

**En Suite Bathroom:**

Fully tiled with white three piece suite. Large shower cubicle housing power shower. Extractor fan. Radiator and blind.

**Bedroom 2:****13'1 x 9'4**

Presently used as an office with views to the side of the property. Integrated wardrobe. Radiator and window blind.

**Bedroom 3:****9'2 x 12'9**

Views to the rear of the property. Integrated wardrobes. Radiator and window blind.

**Bedroom4:**  
12'0 x 8'7

Views to the front of the property. Integrated wardrobes. Radiator and window blind.

**Bedroom 5:**  
7'11 x 12'6

Views to the front of the property. Integrated wardrobes. Radiator and window blind.

**Family Bathroom:**  
7'7 x 9'11

Fitted with white three piece suite including Jacuzzi bath. Power shower over bath. Fully tiled walls. Tiled flooring. Double frosted glass window. Radiator. Window blind. Extractor fan.

**Upper Floor:**

There is access to partially floored loft providing further storage space.

**Viewing & Enquiries**

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**Note:**

These particulars are for guidance only and are not warranted. All measurements are approximate.

***Ref: Neil Wheat/Sheila West***





