



**A FINE TOWNHOUSE WITH VIEWS OUT OVER
MONTROSE BASIN TO THE HILLS**

THE ELMS, 8 BRIDGE STREET, MONTROSE, ANGUS, DD10 8AE



A FINE TOWNHOUSE WITH VIEWS OUT OVER MONTROSE BASIN TO THE HILLS

THE ELMS, 8 BRIDGE STREET, MONTROSE, ANGUS, DD10 8AE

Hallway ♦ inner hallway ♦ dining room ♦ sitting room ♦ office kitchen ♦ cloakroom with separate WC ♦ 4 en suite bedrooms Lower ground floor with sauna room ♦ gym/playroom ♦ laundry and stores and with potential to create separate self contained accommodation

Enclosed gardens with greenhouse and store.

About 0.32 acres

EPC rating = D

Dundee 29 miles, Aberdeen 39 miles

SITUATION

Montrose, which is an historic port, is located on the coast between Dundee and Aberdeen, and sits between Montrose Basin and the North Sea. The basin is a land locked estuary at the mouth of the River South Esk, and is a renowned Nature Reserve and Wildlife Centre. Beyond the basin, the surrounding countryside is mainly rolling farmland. Away from the coast are the Angus Glens which form the foothills of the Grampian Mountains. The coastline around Montrose comprises sandy bays and red sandstone cliffs. As well as the beach at Montrose, there are popular beaches at St Cyrus and Lunan Bay.

Montrose offers primary and secondary education, a wide range of shopping, together with leisure facilities at the new sports centre and new swimming pool. Independent schools in the area include Lathallan (Johnshaven) and the High School of Dundee and in Aberdeen with pupils catching trains from the station to either Aberdeen or Dundee. Golf courses in the area include Montrose, Edzell and the championship course at Carnoustie. Fishing can be taken on the nearby rivers North and South Esk, while sea fishing is also available locally.

The A92 coast road runs from Stonehaven to Dundee via Montrose and Arbroath, while inland the A90 dual carriageway runs north from Dundee

to Aberdeen. The cities of Aberdeen and Dundee are easily reached, and provide all the services expected of major centres. Montrose is served by the East Coast railway line with regular services to Aberdeen and to the south, including a sleeper service to London. Aberdeen Airport has a range of domestic and European flights and there are services from Dundee to London Stansted.

DESCRIPTION

The Elms is a most imposing and impressive early 19th century, detached townhouse. It is situated on Bridge Street, at the southern end of the High Street, and as such is within easy walking distance of all the amenities in the town. Being situated on the western side of Bridge Street the house enjoys lovely views over Montrose Basin and to the Angus Glens beyond. It is a pretty stone built house, with a dressed ashlar front, and a slate roof with the accommodation arranged over three floors. It sits on a sloping site, so that the lower ground floor opens out directly onto the garden to the rear.

The Elms was acquired by the sellers in the 1990s. At that stage they modernised the house, taking care to retain its period character and features, and overhauled the roof. Since 2012 the three shower rooms and the bathroom have been refurbished, and a new central heating boiler installed, with the other boiler having been replaced some five years earlier. The house had at one point been occupied by a doctors' practice, with the lower ground floor, which has its own access from the street, being used as a surgery. The house was also previously used as a bed and breakfast, with three letting en suite bedrooms. At that stage there were proposals to convert one of the rooms in the lower ground floor to an additional bathroom. As such the lower ground floor may have considerable potential as a separate flat or annexe, if required and subject to obtaining any necessary consents. The Elms is therefore a very practical house which is also ideal for modern family living and for entertaining.

Steps with wrought iron railings lead up to wooden front doors with a glazed overlight and which open to the hallway. This has a cornice and a door to the cloakroom which has a separate WC with washbasin. The inner hallway has a staircase leading up to the first floor, and also has access down to the lower ground floor. The two principal reception rooms and the kitchen are arranged off the inner hallway. The dining room, at the front of the house, is an elegant room with picture rail, shelved display recess, open fireplace with marble mantel and tiled hearth, hatch to kitchen, high level skirting and wooden floor. The sitting room has fabulous views over the Basin and to the hills, together with a cornice, picture rail, window panelling, display shelves and a fireplace with wooden mantel, marble surround and hearth. A door leads through to a small office with wooden flooring and fitted shelves. The fully fitted



kitchen has wooden wall and floor units with display cupboards and which incorporate a Bosch dishwasher, sink, Diplomat range cooker with six gas burners and extractor hood. In addition there is a Samsung American style fridge freezer with ice and water dispenser, wooden floor and ample space for informal dining. Adjacent is a walk in store with fitted shelves.

An imposing cantilevered staircase with a wooden handrail, cast iron balustrades and display alcoves, leads to the first floor landing which is lit by a large circular cupola. All bedrooms are arranged off the landing and have cornices. Bedroom 1 has an en suite bathroom with wet walling, corner bath with shower, circular washbasin, WC and a tiled floor. Bedroom 2 has a picture rail, pedestal washbasin and a tiled en suite shower room with WC. Bedrooms 3 and 4 both have views over the Basin and to the hills. Bedroom 3 has a picture rail and a marble mantel together with an en suite shower room with wet walling, tiled floor, multi jet shower, washbasin and WC. Bedroom 4 also has a picture rail and a partially tiled en suite shower room with pedestal washbasin, WC and window shutters.

A further door from the inner hallway opens onto stairs leading down to the lower ground floor, which also has its own separate front door with steps up to Bridge Street and three under pavement stores. The accommodation at this level currently comprises a sauna room with sauna, gym/playroom, store room 1 (which was proposed as a bathroom), and a cellar. In addition there is a further store room with window shutters and mantel, and two further stores, one with access to the garden. The laundry has a Belfast sink, plumbing for washing machine and dryer, and houses an Ideal Mexico boiler and a wall mounted Worcester boiler and a pressurised Ariston hot water tank. This and the playroom link through to the back hallway with a further door to the garden.

The large and private garden is enclosed by walls and hedges and is mainly down to lawn with a greenhouse, vegetable borders, shrub borders and a decked seating area. There is a lean to garden store at the bottom of the garden, and a door to the side of the house opens onto a pend or further store which links through to the front at lower ground floor level, where there is also a further door giving access direct to the garden.

General Remarks

Viewing

Strictly by appointment with Savills – 01356 628628.

Directions

Montrose can be reached either by taking the A92 coast road (Dundee to Stonehaven), or if coming from the A90 dual carriageway by taking the A935 at Brechin or the A937 at Laurencekirk.

If coming from the south on the A92 to Montrose cross over the bridge and bear right opposite the Royal Infirmary onto Bridge Street. The Elms is on the left before the right hand bend.

If coming from the north on the A92 or from the A937 continue into Montrose, and through two sets of traffic lights. At the next roundabout bear right, signposted Arbroath and Harbour (A92). At the next roundabout bear left, and straight over at the next, still following signs for Arbroath (A92). Continue for a further 0.4 miles and before reaching the Royal Infirmary, turn left onto Bridge Street, signposted Town Centre. The Elms is on the left before the right hand corner.

If coming from the A935 on entering Montrose turn right at the first roundabout, signposted Arbroath (A92), and proceed over the next two roundabouts and continue as above.

Outgoings

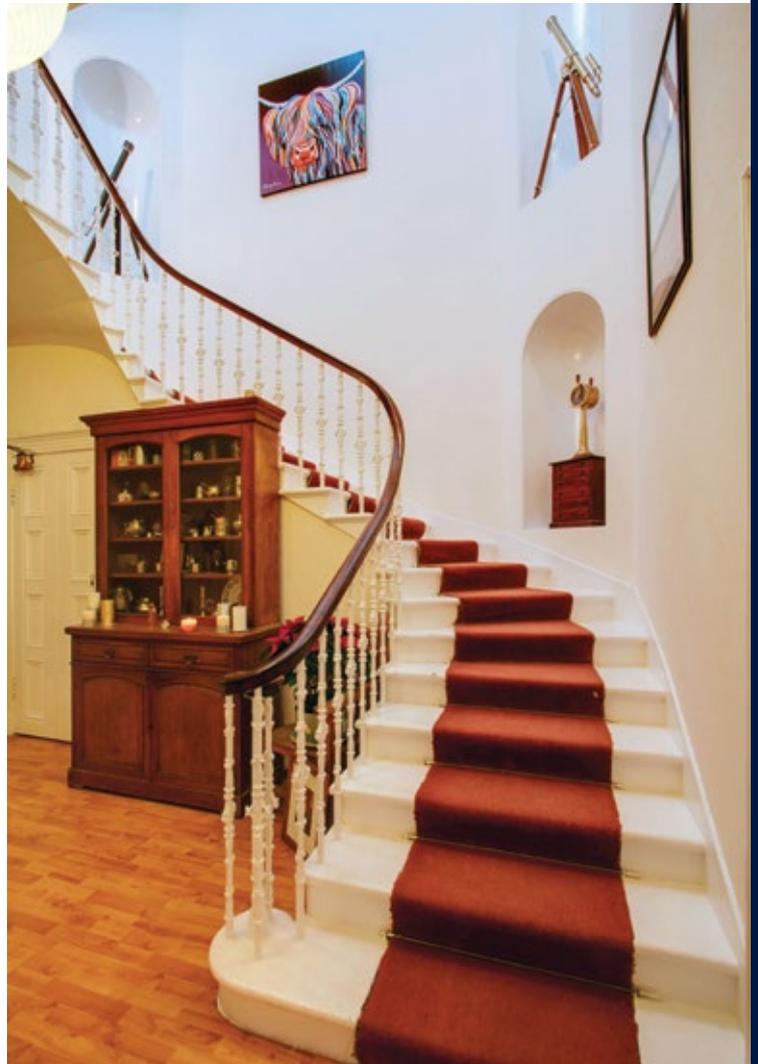
Angus council tax band G.

Energy Performance Certificate

EPC rating = D

Solicitors

Connelly & Yeoman, 78 High Street, Arbroath, Angus, DD11 1HL.





Services

Mains water, electricity, gas and drainage. Gas fired central heating.

Fixtures and Fittings

Fitted floor coverings, light fittings and curtains are included except for the curtains in the dining room and bedrooms 1 and 4, which are available in addition.

Environmental Stipulations

The Elms is listed Category B, and is situated in the Montrose Conservation area.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Purchase Price

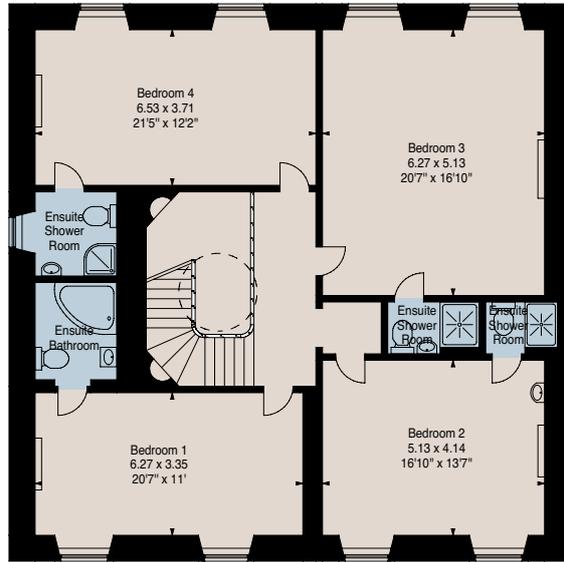
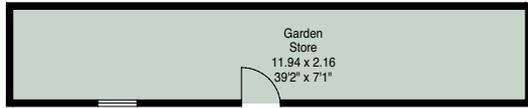
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.

FLOORPLANS

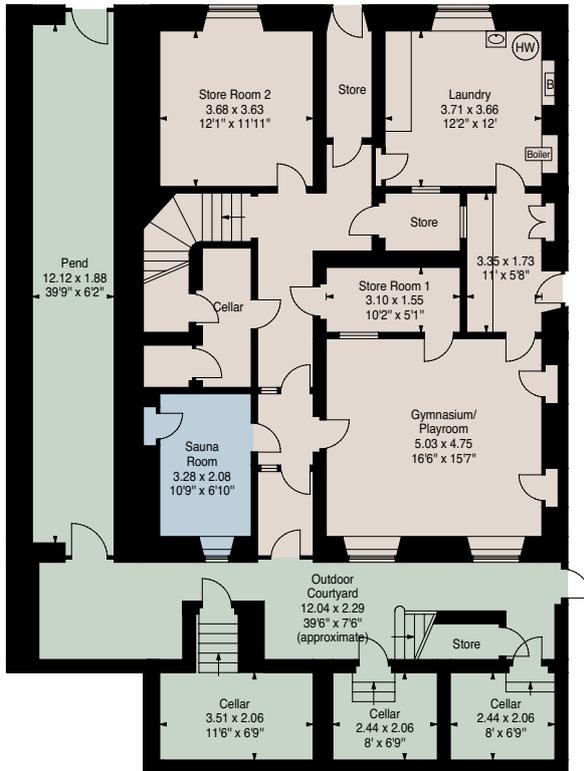


Gross internal area (approx):
443.41 sq.m (4773 sq.ft)
(Including Pend)

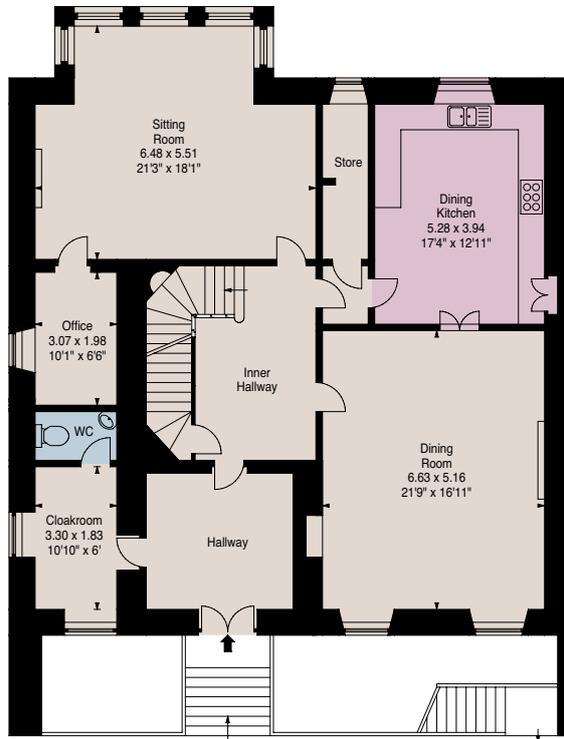
Garden Store, Cellars & Store
Gross internal area (approx):
48.31 sq.m (520 sq.ft)



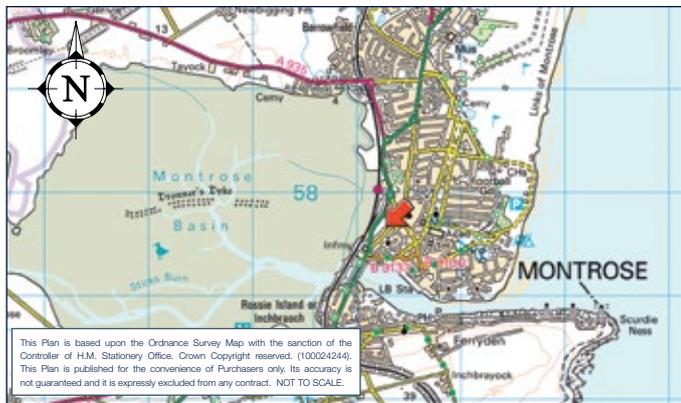
First Floor



Lower Ground Floor



Ground Floor



Savills Brechin
12 Clerk Street, Brechin,
Angus DD9 6AE
brechin@savills.com
01356 628628

savills.co.uk



Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 18/03/05 [SMcG]. Our Ref: DRO180305

