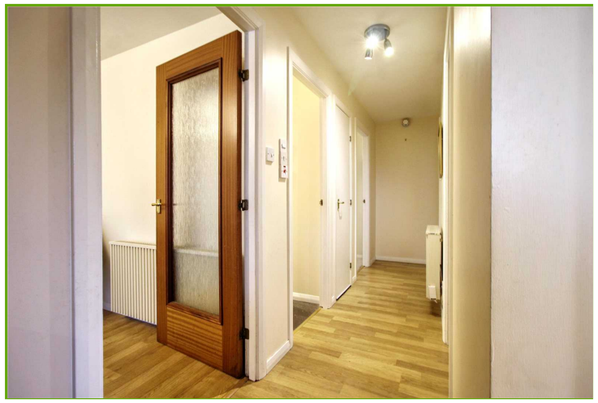
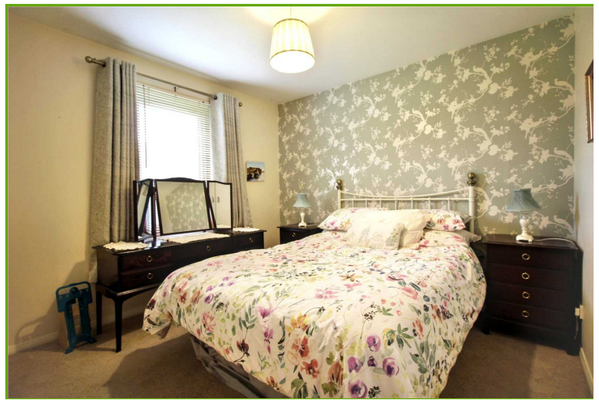
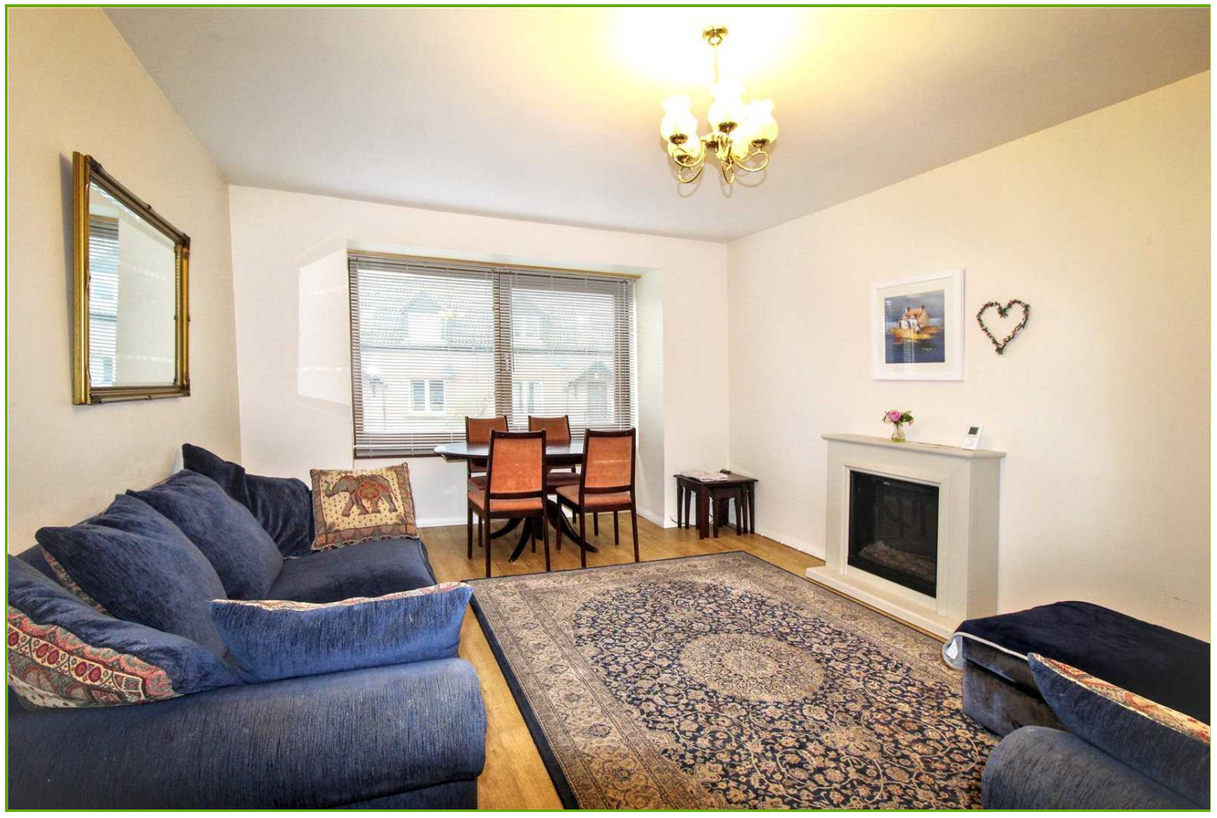
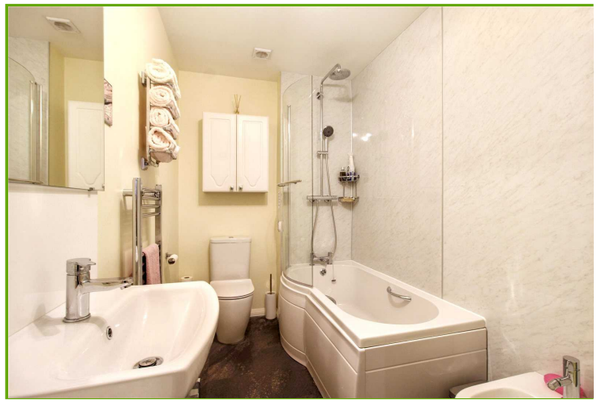
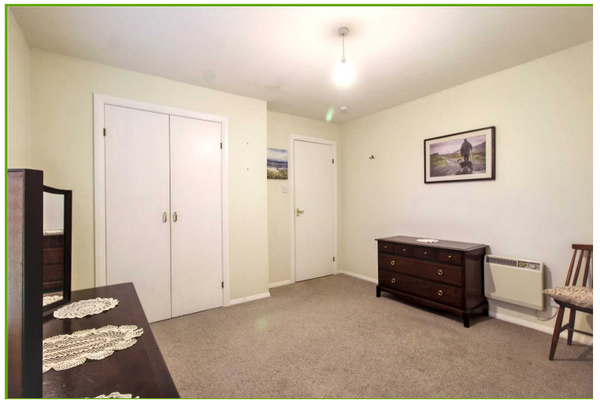
















10 Morphie Drive, St. Cyrus,
Montrose, DD10 0BY

Offers Over: £175,000

YOUR MOVE

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The Property Ombudsman

10 Morphie Drive, St. Cyrus, Montrose, DD10 0BY

Offers Over: £175,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: D

A well-presented three-bedroom semi-detached bungalow offering comfortable single-level living with generous room proportions.

Description
Situated in a quiet location within the sought-after coastal village of St Cyrus, this attractive three-bedroom semi-detached bungalow provides spacious accommodation all on one level. The property benefits from a private driveway, garden space, and a useful garden shed, making it ideal for practical everyday living.

Internally, the home features a welcoming vestibule and central hallway providing access to all main rooms. The generous living room offers a bright and comfortable space for relaxing or entertaining, while the well-proportioned kitchen provides ample room for cooking and dining. Three bedrooms offer flexible accommodation for family living, guest rooms, or a home office. A modern bathroom completes the layout. Some of the remaining furniture can also be included in the sale.

The property enjoys a peaceful setting within the village, yet remains within easy reach of local amenities, scenic coastal walks, and transport links to nearby towns. This home presents an excellent opportunity for buyers looking for comfortable single-storey living in a quiet and desirable location.

Hallway
The property is entered via a welcoming vestibule. The central hallway provides access to all principal rooms and creating an easy, flowing layout throughout the home.

Kitchen
A well-proportioned kitchen offering good storage and workspace, and additional space for a small dining table and chairs. All the appliances in the kitchen will be included in the sale.

Living Room
A spacious and bright reception room with ample space for lounge seating, dining table and chairs, and additional furniture. Large windows allow for excellent natural light.

Bathroom
A well-sized bathroom fitted with a shower, bath, wash hand basin, bidet, and WC, providing all essential facilities.

Bedroom 1
A comfortable double bedroom with fitted wardrobe and space for additional furniture.

Bedroom 2
A large double bedroom with fitted wardrobe and space for bedroom furniture.

Bedroom 3
A third bedroom would make an ideal as a child's room, study, or hobby room depending on the buyer's needs. Also fitted with a wardrobe.

External
The property enjoys gardens to the front and rear, mainly laid to lawn and complemented by mature plants including roses and hydrangeas, adding colour and character. A private driveway provides convenient off-street parking, and a garden shed for additional storage.

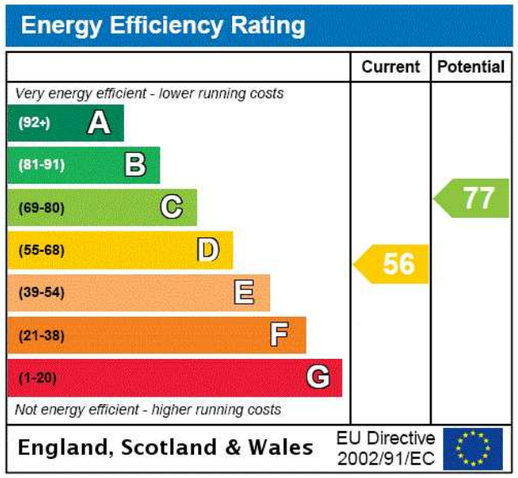
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

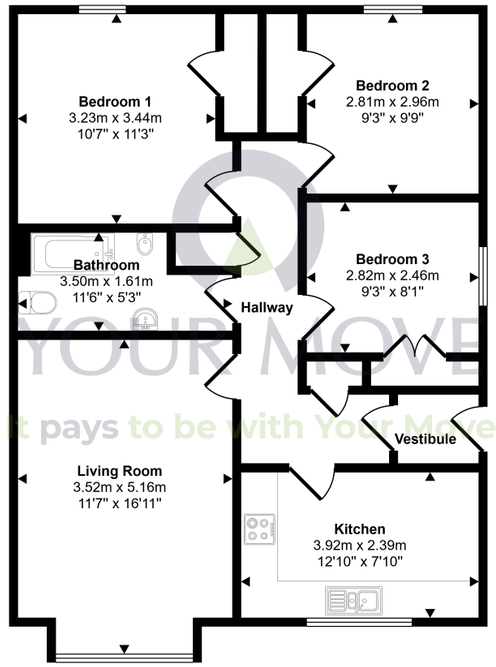
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.



For full EPC please contact the branch.

Approx Gross Internal Area
77 sq m / 824 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and