



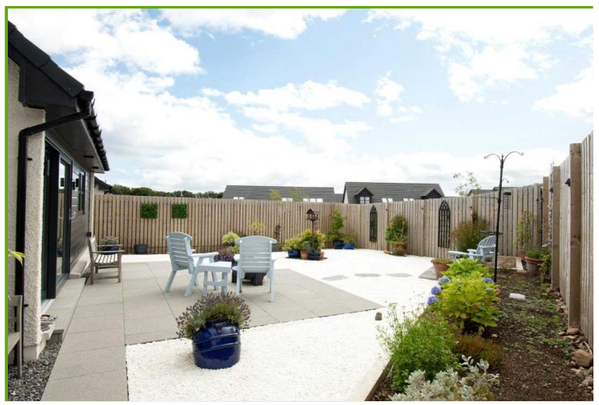












20 Beech Avenue, Johnshaven,
Montrose, DD10 0EF

Offers in the region of:
£345,000

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The Property Ombudsman

20 Beech Avenue, Johnshaven, Montrose, DD10 0EF

Offers in the region of: £345,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: C

Description

This exceptional detached family home offers luxury coastal living in the charming seaside village of Johnshaven. Extending to approximately 160m², this beautifully presented 3-bedroom property combines contemporary style, generous proportions, and high-quality finishes throughout. The property enjoys an idyllic coastal setting while still benefiting from excellent transport links to Aberdeen and Dundee via the A92. With reputable schools nearby and a welcoming village community, this home is perfectly suited for families, professionals, or those looking to enjoy a relaxed coastal lifestyle. Presented to an impeccable standard, the home is truly ready to move into, offering stylish interiors, spacious accommodation, and a layout designed for modern family living. Benefitting from energy efficient underfloor heating, and individually controlled radiators upstairs. Blinds will be included in the sale and furniture can be included by separate negotiation.

Hallway

A welcoming and beautifully presented entrance hallway sets the tone for the rest of the home. Bright and spacious, it offers a stylish first impression with modern décor, quality flooring, and ample space for coats and footwear.

Living Room

The elegant lounge is a generous and relaxing living space, perfect for both family evenings and entertaining guests. Large windows allow natural light to flood the room, creating a bright and inviting atmosphere, while the tasteful modern finishes add warmth and sophistication.

Kitchen/Family Room

The true heart of the home, this spectacular open-plan living area has been designed with modern family life in mind. The contemporary kitchen features built in appliances of a fridge freezer, microwave, fan oven, dishwasher, and induction hob are Siemens, a Bosch A rated washing machine, stylish cabinetry, quality worktops, and excellent storage, complemented by ample space for dining and family seating. Bright and spacious throughout, this impressive room provides the ideal setting for everyday living, with easy access to the garden.

Shower Room

A modern ground-floor shower room fitted with contemporary sanitary ware and stylish finishes, ideal for guests and day-to-day convenience.

Bedroom 3

Another spacious double bedroom on the ground floor, beautifully presented, well-proportioned, with fitted wardrobes, and filled with natural light.

Landing

The spacious upper landing enhances the sense of openness throughout the home and provides the perfect spot for reading, relaxing, or creating a quiet home workspace. There is also a loft hatch which is easily accessible by fold down ladder. Loft is half boarded.

Bedroom 1

The impressive principal bedroom is a spacious and peaceful retreat featuring walk in wardrobe, excellent natural light, and ample space for furniture. Beautifully finished throughout, it also benefits from a luxurious private ensuite shower room.

Ensuite Bathroom

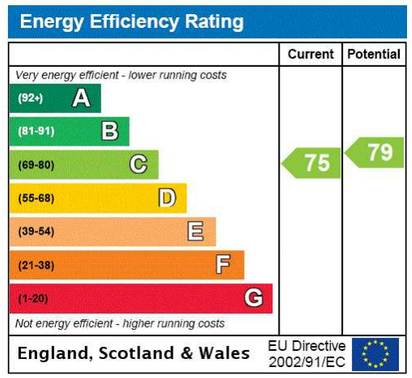
Stylish and modern, the ensuite features quality fittings, a contemporary shower enclosure, wash hand basin, and WC, all finished to a high standard.

Bedroom 2

A generously sized double bedroom offering flexibility for family living, guest accommodation, or a home office setup. Bright and comfortable, this room benefits from a fitted wardobes.

Bathroom

The luxurious family bathroom is finished in a contemporary style and comprises a modern bath, wash hand basin, and WC. Designed for comfort and relaxation, it offers both practicality and elegance.



For full EPC please contact the branch.

External

The property enjoys beautifully landscaped, low-maintenance gardens to rear, ideal for outdoor enjoyment The south facing rear garden gets the sun all day, also features a charming garden cabin with electricity, offering excellent additional space for hobbies, storage, or home working. A private driveway provides convenient off-street parking for 2–3vehicles. There are also outside sockets.

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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.



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