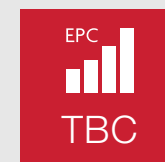
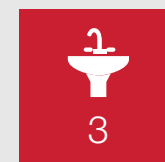
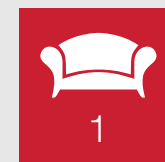




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## The Old Boathouse

Western Road, Montrose  
Angus, DD10 8GZ





## Property Summary

Set on a substantial plot in the heart of coastal Montrose, The Old Boathouse is a unique detached home offering spacious upside-down living, along with three double bedrooms and multiple bath/shower rooms. The impressive living/dining kitchen features bi-fold doors opening onto the extensive enclosed garden. For prospective buyers there is still time to personalise the home by selecting the kitchen and bathrooms/shower rooms fittings with allowances provided for each. Extensive storage, a private driveway, and an integral garage further enhance this distinctive home, ideally positioned just moments from the town centre, train station, and the picturesque Montrose Basin Wildlife Reserve.

## Features

- Unique detached home in the coastal town of Montrose
- Entrance hall and skylit upper landing with storage
- Expansive open-plan living/dining kitchen with garden-facing bi-fold doors
- Separate utility room
- Three double bedrooms with mirrored wardrobes
- Two en-suite shower rooms and separate bathroom with shower-over-bath
- Sizable store room
- Substantial enclosed rear garden
- Private driveway and integral one and a half garage
- Double glazing and underfloor heating





“Expansive open-plan living/dining  
kitchen with garden-facing  
bi-fold doors”



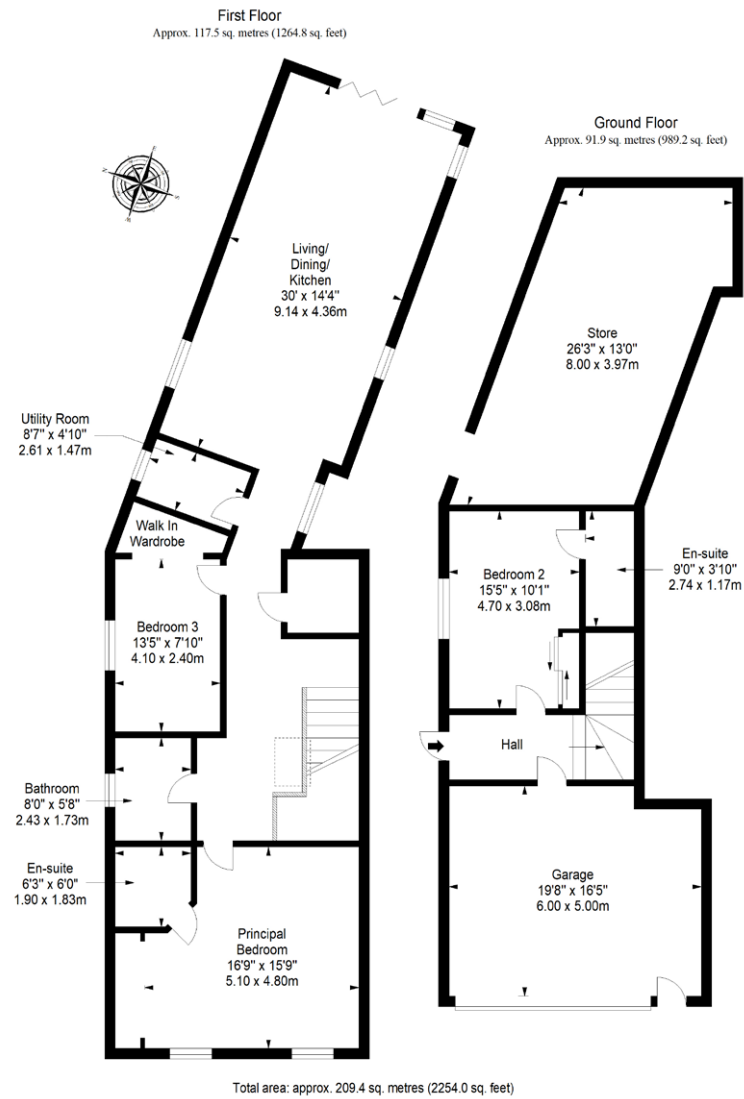




“Three double bedrooms,  
two with en-suite  
shower rooms ”



# Floorplan





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### **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### **ARBROATH**

Brothockbank House, Arbroath DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### **BONNYRIGG**

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### **CUPAR**

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

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Whitehall House, 33 Yeaman Shore  
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01382 200099  
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Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
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7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### **ST ANDREWS**

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

### **FORFAR**

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk



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