



Thorntons
The right way to move

12 Beech Avenue,
Johnshaven

Montrose, DD10 0EF



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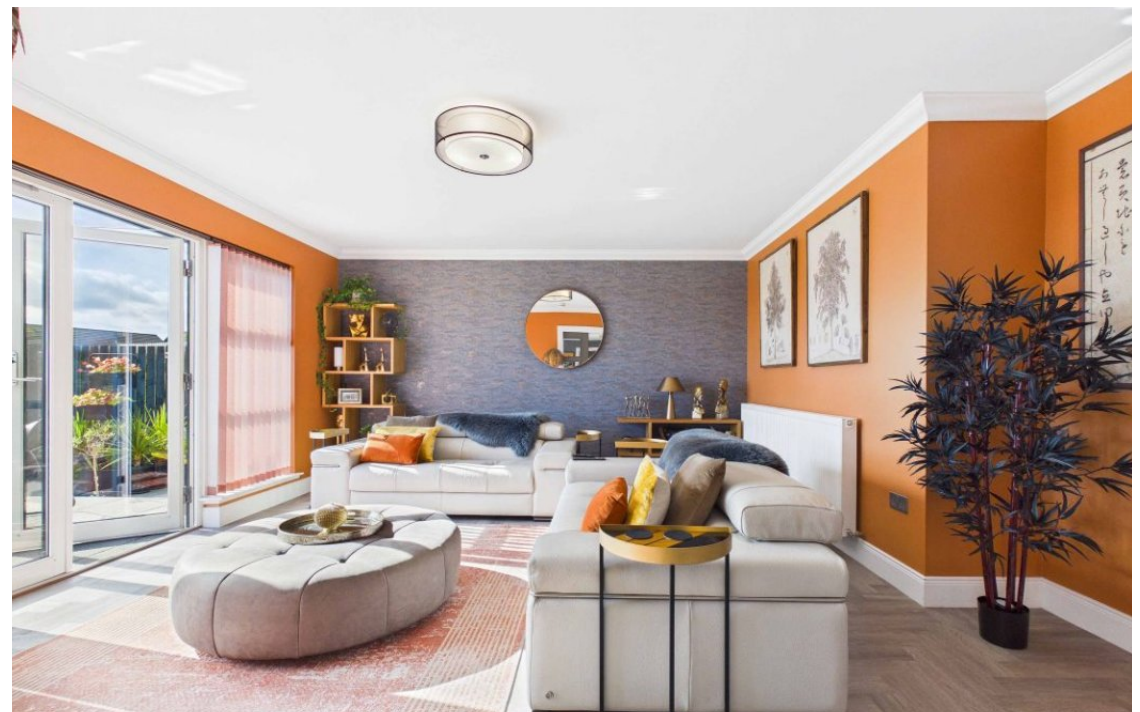


Property Summary

This immaculate contemporary detached bungalow by Fotheringham Homes enjoys a sought-after setting in coastal Johnshaven, complemented by lovely private gardens, an integral garage and driveway parking. Finished to an exacting standard throughout, the single-storey layout combines effortless ease of living with high-quality finishes and stylish kitchen and bathroom fittings. At the heart of the home, an impressive breakfasting kitchen and dining room features sleek contemporary cabinetry, quality integrated appliances and a separate utility room. The bright living room opens directly onto the garden, creating a natural connection with the outdoors, while three well-proportioned bedrooms include a principal bedroom with en-suite. A stylish family bathroom completes this beautifully finished home. Air source heating and triple glazing add everyday comfort. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included, whilst items are available by separate negotiation.

Features

- Contemporary detached bungalow by Fotheringham Homes
- Sought-after coastal setting in Johnshaven
- Welcoming vestibule and hallway
- Bright living room with garden access
- Luxury breakfasting kitchen/dining room
- Principal with wardrobe and en-suite
- Two more double bedrooms with built-in wardrobes
- Stylish bathroom
- Handy utility room
- Private front, rear and side gardens parking
- Integrated garage and driveway parking
- Air source heat pump and triple glazing

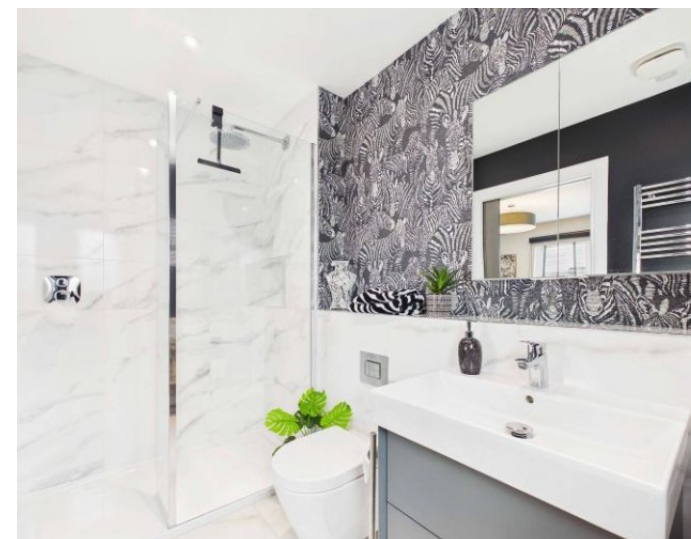
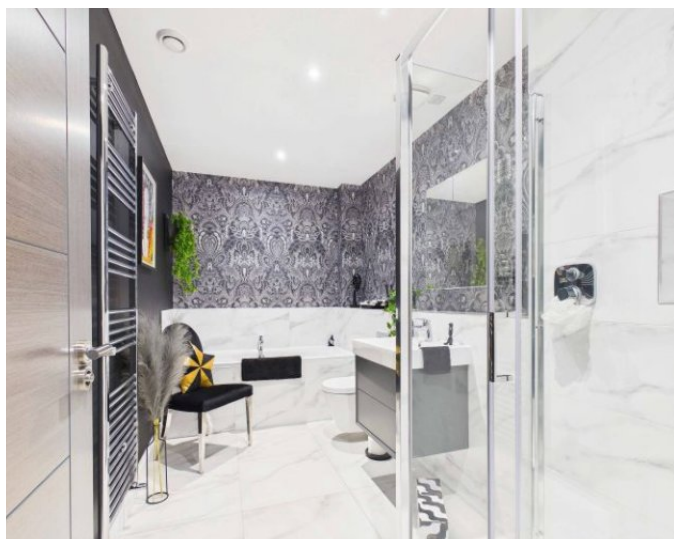








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Johnshaven, Montrose

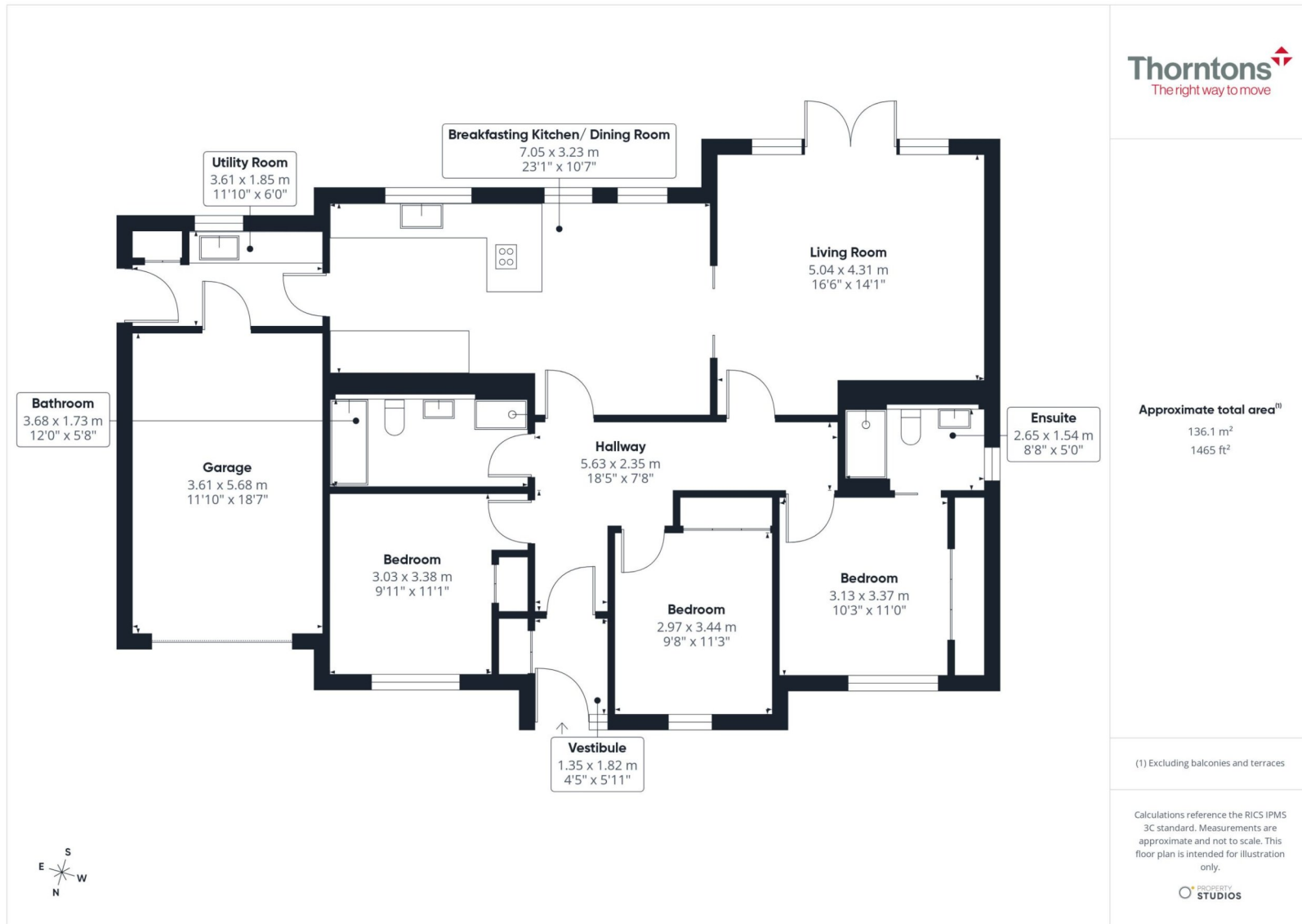
Situated on the picturesque Angus coast, the historic fishing village of Johnshaven enjoys a peaceful coastal setting with beautiful views across the North Sea. The village has a strong community feel and provides useful everyday amenities, including a local shop, primary school, village hall and church, while a wider selection of shops, supermarkets and services can be found in nearby Montrose. The bustling town offers everything from major supermarkets and high-street retailers to independent shops, butchers, bakeries, pharmacies, doctors' surgeries, cafés, restaurants, bars and takeaways.

The surrounding coastline and countryside provide excellent opportunities for walking, cycling and enjoying the outdoors, with scenic coastal routes and beaches close at hand. Nearby Montrose also offers an extensive range of leisure facilities, including a sports centre with swimming pools, gym and fitness classes, alongside football, cricket, rugby, tennis and golf clubs. The town's beach and extensive green spaces provide further opportunities for recreation.

Johnshaven is well placed for exploring the wider Angus coastline, with the neighbouring coastal villages of Gourdon and St Cyrus nearby, while Montrose provides convenient access to more extensive amenities and services. Excellent transport links include major roads connecting to surrounding towns and cities, regular bus services and a railway station in Montrose with services towards Aberdeen, Edinburgh, Glasgow and Inverurie.



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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