

Simple Approach



**6 Basin View Crescent, Montrose  
Angus DD10 9LY**

**Offers over £149,995**

Simple Approach are pleased to welcome this beautifully presented two bedroom detached Park Home in the sought after area of Montrose to the residential market. Set within the tranquil Monarch of The Glen retirement Park ( 55yrs plus ) this beautiful park home is placed on grounds with picturesque views and only a short distance away from the famous Montrose Basin wild life sanctuary. An array of local amenities can be found in close by Montrose centre. This property is the ideal purchase for retired or semi retired persons looking for a relaxing location. Each living space within this property has been decorated and presented to a very high standard, with sophisticated and elegant finishes throughout, comprising; a modern lounge/ dining room, a contemporary fully fitted kitchen with integrated appliances, Utility room, two double bedrooms with stylish master en-suite shower room and an additional bathroom with shower over bath facility. Viewing is highly recommended to appreciate the quality of home on offer and appointments can be arranged with the Director of the Park by calling Simple Approach Estate Agents in Dundee on 01382 646133.

**Entrance Hallway**

8'5" x 4'6" (2.57 x 1.39)

**Lounge / Diningroom**

13'9" x 19'10" (4.2 x 6.05)

**Kitchen**

9'0" x 11'10" (2.75 x 3.62)

**Utility**

4'9" x 6'5" (1.47 x 1.96)

**Bedroom 1**

11'5" x 9'0" (3.49 x 2.75)

**Ensuite**

3'6" x 8'11" (1.09 x 2.74)

**Bedroom 2**

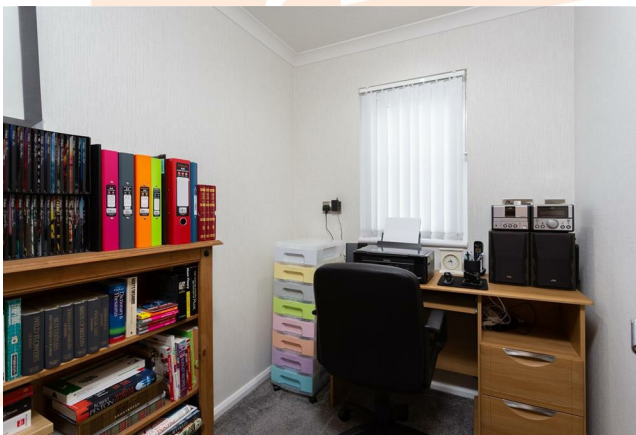
8'11" x 9'0" (2.73 x 2.76)

**Bathroom**

5'8" x 6'7" (1.75 x 2.03)

**Box room**

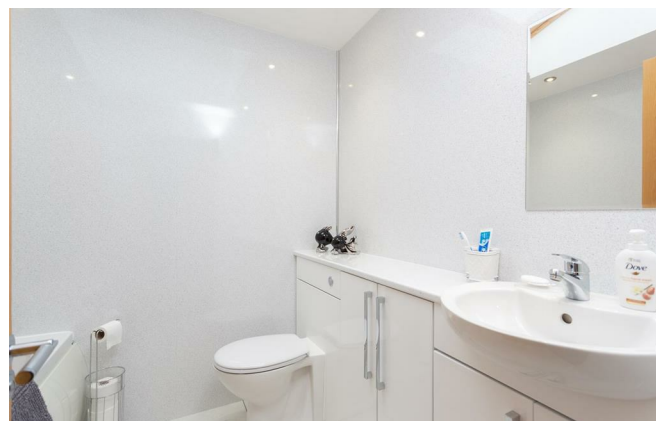
5'2" x 5'10" (1.60 x 1.78)








- Beautifully Presented Two Bedroom • Stunning Interior Fixtures & Finishes • Modern Fully Fitted Kitchen
- Detached Park Home
- Stylish Bathroom and Master En-Suite
- Sought After Location
- Viewing by Appointment with Simple Approach Estate Agents Dundee





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC 