



## 8 Basin View Crescent

, Montrose, DD10 9LY

Offers over £94,500



Rosie Fraser real estate is delighted to bring to market this beautiful detached park home on the residential park, for those 50 years and over, of Monarch of the Glens, Montrose.



The property is set across one level and provides the perfect opportunity for those looking to downsize.

To the left of the hallway there is a generously sized, modern living room with an electric fire and dual aspect windows ensuring the space is flooded with light.

The stylish kitchen comprises an integrated oven, hob, fan, dishwasher, washing machine, dryer and fridge freezer. It has ample storage space and work surfaces.

The kitchen leads into the compact dining room offering space for a dining table and furnishings ensuring the perfect space to enjoy a meal.

The Master bedroom is a double with a large walk in wardrobe and an en suite shower room for added convenience.

The second bedroom is an adequately sized double with a triple built in wardrobe and large windows.

The bathroom comprises a bath with overhead shower, toilet and hand wash basin along with a heated towel rail.

The home benefits from gas central heating and double glazed windows throughout. There is adequate storage space available in the attic space.

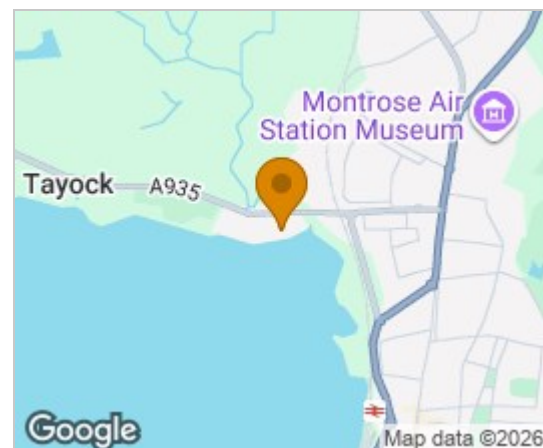
There are 2 private parking space included.

Externally, the property is set on a beautifully landscaped, low maintenance plot with exceptional views across Montrose Basin, providing peace and tranquillity.

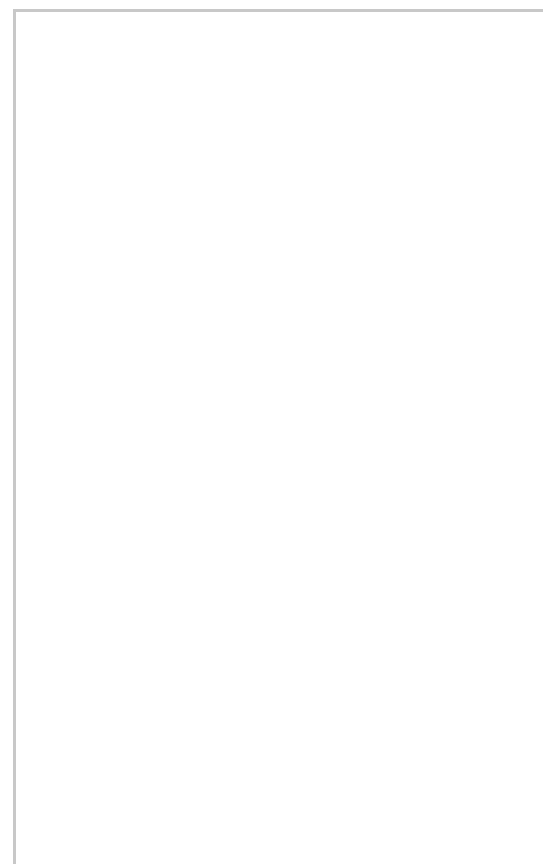
The front offers a grand entrance via steps and the rear has an accessible ramp. There is a shed for added convenience.

A peaceful and established residential park home community, for those aged 50 and over, on the east coast of Scotland, Monarch of the Glen Park offers an ideal lifestyle for those looking for low-maintenance living with beautiful surroundings. Set just off Brechin Road in Montrose, this welcoming, pet-friendly park enjoys picturesque views across the nearby basin and scenic countryside, with easy access to local amenities and transport links. Homes here benefit from a relaxed, close-knit neighbourhood atmosphere while being within reach of the town's shops, services and coastal walks — perfect for retirement or year-round living in a tranquil setting.


## Area Map



## Floor Plans



## Energy Efficiency Graph

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			
<b>Scotland</b>		EU Directive 2002/91/EC 	

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