



# Mountboy Stables, Mountboy

| Montrose | DD10 9TN

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## Description

Mountboy Stables is an equestrian property consisting of an impressive semi-detached converted steading with stabling, paddocks and arena within a popular rural area with easy access to Montrose, Aberdeen, Arbroath and Dundee which offer a wide range of shopping, leisure, educational facilities and public transport.





## Description

The property which lies within approximately 2.1 acres of land has been upgraded and provides well appointed accommodation throughout. The accommodation comprises:

Entrance vestibule with ceramic tiled floor, two side facing windows and french doors leading to hall. Hallway with ceramic tiled floor, cloak room fitted with two piece white suite comprising w.c., wash hand basin and Xpelair, stairs leading to upper floor with large cupboard below. Bright attractive lounge with feature fireplace incorporating an open fire, front and rear facing windows with open views, ample space for occasional furniture. Quality fitted kitchen with both wall mounted and base units, contrasting quartz work surfaces and matching central island with instant boiling water tap, two white sink units, free standing range with 5 ring hob, wall mounted extractor, integrated wine cooler and dish washer, American style fridge freezer, Amtico flooring, both side and rear facing windows. Open plan to well appointed family dining room with large south facing picture window providing open outlook, French doors to patio area, Amtico flooring, French dresser which matches the kitchen units, ample space for occasional furniture or large dining table. Utility room with wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, Amtico flooring, plumbing for two automatic washing machines, space for tumble dryer, doors leading to garage, rear courtyard and study. Office/study with side facing window and Amtico flooring.



Spacious open plan seating gallery on the first floor landing, fixed picture window with stunning views. Additional side facing window, hallway with all bedrooms leading off, three additional Velux windows. Well appointed master bedroom with two front facing windows providing open outlook and two additional Velux windows, access to en-suite and dressing room. En-suite fitted with two piece white suite comprising WC, wash hand basin, separate shower cubicle and Velux window. Dressing room with two double mirror fronted wardrobes and Velux window. There are three additional double bedrooms. Family bathroom fitted with three piece white suite comprising WC, wash hand basin and large jacuzzi bath, separate shower cubicle, wall mounted vanity mirror and Velux window.

Externally there is a driveway leading to a double integral garage. Garden with a wide selection of trees, plants, shrubs and BBQ hut. Out buildings including stable block with stables tack room, feed store, dog kennels, 20m x 40m all weather outdoor arena with floodlights and training mirrors, chicken coop and outstanding views.

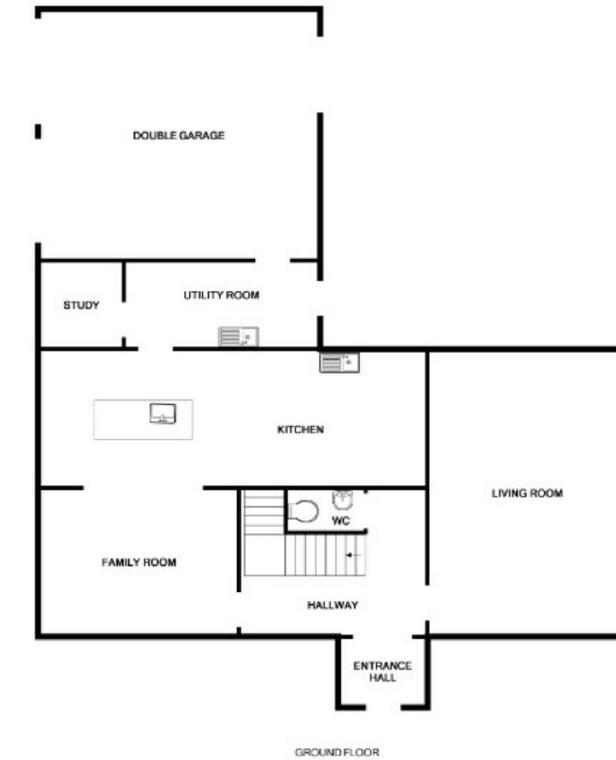
Central heating is oil fired. Viewing is highly recommended to appreciate this attractive well maintained home. EPC: D







Entrance Vestibule	6' x 5'7	1.83m x 1.70m
Lounge	23'2 x 16'4	7.06m x 4.98m
Kitchen	31'6 x 11'3	9.60m x 3.43m
Family Dining Room	16'3 x 11'5	4.95m x 3.48m
Utility Room	16' x 7'1	4.88m x 2.16m
Office/Study	7'1 x 7'1	2.16m x 2.16m
Cloaks WC	6'5 x 3'5	1.96m x 1.04m
Master Bedroom	17' x 14'2	5.18m x 4.32m
En-Suite	7'1 x 5'5	2.16m x 1.65m
Dressing Room	3'10 x 2'11	1.17m x 0.89m
Bedroom	16'3 x 12'10	4.95m x 3.91m
Bedroom	11'3 x 9'2	3.43m x 2.79m
Bedroom	9'9 x 8'6	2.97m x 2.59m
Family Bathroom	11'10 x 9'8	3.61m x 2.95m



We do every effort to ensure the accuracy of the floor plan contained here. Measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability is intended to be given.  
 Made with AutoCAD 2012



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