

MONARCH OF THE GLEN PARK MONTROSE, ANGUS

Montrose Rail Station - 0.5m
Arbroath - 12.4 miles

A92 - 1.0 miles,
Dundee - 30.0 miles

Montrose - 1.0 miles
Aberdeen - 38.0 miles

A90 - 9.0 miles
Perth - 52 miles



Enjoy the sea air from the Montrose Basin

Monarch of the Glen is a new Estate of Park Homes offering a tranquil and peaceful living Environment set in an ideal North East Coast Location. The site has panoramic views over the attractive Montrose Basin and is within easy walking distance of Montrose.

This superb exclusive 40 house development has a wide range of houses available, which are graded depending upon location and outlook they enjoy an attractive landscaped framework, with each Monarch Home having its own blocked paved driveway. All sites have connections for mains electricity, water drainage and telephone.

Houses 1, 2, 3, 4, 8, 9, 11, 12, 15, 16, 17, 27, 28, 32 and 34 have been sold with a fair percentage going to retiring couples. The result of interviews with a cross section of the purchasers reflects a high level of satisfaction with interviewees confirming the start of a lively and friendly community being established.

Affordable Part Owner houses available

McCrae & McCrae Ltd Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife,

KY12 7PD. TEL: 01383 722 545 EMAIL: info@mccraemccrae.co.uk.

WEB: www.mccraemccrae.co.uk FAX: 01383 621 180

9 Charlotte Street, Perth, 01738 634669, 29 York Place, Edinburgh EH1 3HP

Accommodation

Western Park Homes are designed to meet individual specifications and are built to the highest standard, making an ideal long term residential home, retirement dwelling or holiday lodge.

Monarch of the Glen offers three types of home as follows:

The Causeway:

The Causeway has 2 bedrooms, the master of which has an en-suite shower room and walk-in wardrobe, living room with two feature arch windows, fully equipped kitchen and archway through to adjoining dining room, family bathroom.



The Chatsworth Gold:

The Gold has 2 bedrooms, of which the master bedroom is complimented with an en-suite bathroom, study area, lounge, fully equipped kitchen with granite breakfast bar and all appliances including an integrated microwave, dining area with table and four chairs. Solid oak internal doors and skirtings.



The Chatsworth Platinum:

The Platinum has 2 bedrooms, the master of which has an en-suite bathroom, living room with open plan dining area, kitchen with full range of integrated appliances, family bathroom.



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All homes come fully furnished with a choice of furniture and fittings, or you can bring your own furniture. Each home includes a fully fitted kitchen with washing machine, dishwasher, grill, oven/hob, frost free fridge freezer. Also included are the flooring and lighting of your choice together with curtains and poles.

The Park is surrounded by a dry stone wall which adds extra security. There are facilities within the park including a barbeque and communal area where a family picnic could take place.

Location

The Montrose Basin is located on the East Coast in Angus. It is an enclosed tidal basin fed by the River South Esk which contains areas of mud-flat, marsh and agricultural land. Being a local nature reserve it is important too for the leisure activities it supports which include bird watching, sailing and fishing. The nearby town of Montrose offers a mainline railway station, medical centre, hospital, supermarkets and a range of smaller, individual shops. The town has its own Football Club and Rugby Club, a sailing club at Montrose Basin and fishing from River Esk Harbour (subject to permission). There is also the Links Golf Course which has three golf clubs namely The Royal Montrose Golf Club, Montrose Mercantile Golf Club, Montrose Caledonian Golf Club. Montrose has two leisure centres and an indoor swimming pool. Montrose boasts lovely beaches and coastal walks.

Directions

From Dundee proceed out the newly opened Dundee – Arbroath A92 dual carriageway to Arbroath. Continue on the coastal road up to Montrose. Continue over the bridge on the Montrose western bypass and turn left at the third roundabout onto the A935. The Monarch of the Glen site is on the left after about a quarter of a mile.

VIEWING AND REGISTERING AN INTEREST

Viewing of the plot is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 ABBEY PARK PLACE, Dunfermline, Fife KY12 7PD, Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

Closing date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property misdescription.

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Further details of Monarch of the Glen Park can be viewed at www.monarchoftheglenpark.co.uk and www.southlinkspark.com for further caravan park sites available.

LOCATION PLAN



