

Westlands, Main Road
Hillside, Montrose



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A fine period house with extensive, beautifully appointed accommodation and delightful south-facing gardens, in the popular Angus village of Hillside.

Westlands is a handsome detached period house with various ornate, elegant original details, set in a sought-after position in the village of Hillside, close to the bustling east coast town of Montrose. The property features stone elevations and tall windows offering views across the south-facing gardens, while inside there are splendid period details including corniced high ceilings and grand fireplaces.

The ground floor has a welcoming inner hallway with original tiled flooring and a sweeping turned staircase. There are four flexible reception rooms, including the formal drawing room with its wooden flooring, impressive chandelier light fitting and dual aspect, flooding the room with natural light. The generous sitting room is similarly beautifully presented and features a south-facing bay window, while there is also a dining room and a useful home office. Additionally, the well-equipped kitchen has fitted units to base and wall level, a central island and a range cooker, as well as space for a breakfast table for everyday dining. The adjoining utility room provides further space for home storage and appliances, while the ground floor also has a sauna.

Upstairs there are five well-appointed double bedrooms, including the principal bedroom with its luxury en suite bathroom, and one further bedroom en suite. There is also a large family bathroom with a freestanding, roll-top bathtub and built-in storage. A secondary staircase leads to an additional, private first-floor room, which could be used as a study or a sixth bedroom.

The house is set back from the road along a private driveway, which leads to the parking area in front of the house, which is lined by established hedgerows and flowering shrubs, and provides access to the detached garage.



Location

The property lies in the village of Hillside, set in a tranquil rural position in the county of Angus, three miles north of the historic coastal town of Montrose. The village has a primary school, and a close-knit community feel, while Montrose, a short drive to the south, provides a comprehensive range of everyday amenities including supermarkets, independent shops, restaurants and leisure facilities, as well as an award-winning sandy beach and the stunning Montrose Basin Nature Reserve. Schooling in the area includes several primary schools and Montrose Academy for secondary pupils. The city of Dundee lies approximately 30 miles to the south and offers extensive shopping, cultural facilities and university education. Montrose station provides regular ScotRail services to Dundee, Aberdeen, Edinburgh Waverley and Glasgow, with London North Eastern Railway connections to Leeds and London King's Cross also available. The A92 and A90 provide swift road connections across the region.

For the golfer, Westlands is well positioned for Carnoustie Golf Course. The Championship Course has hosted eight Open Championships, two Women's Open and three Seniors Open making it one of the very few to have done so in the UK.

Postcode region: DD10

General

Local Authority: Angus Council

Services: Electricity mains, Water mains, Drainage mains, heating mains gas and log burning stove

Council Tax: Band G

EPC Rating: D

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

4,727 sq ft (439 sq m)

4 reception rooms

5/6 bedrooms

3 bathrooms

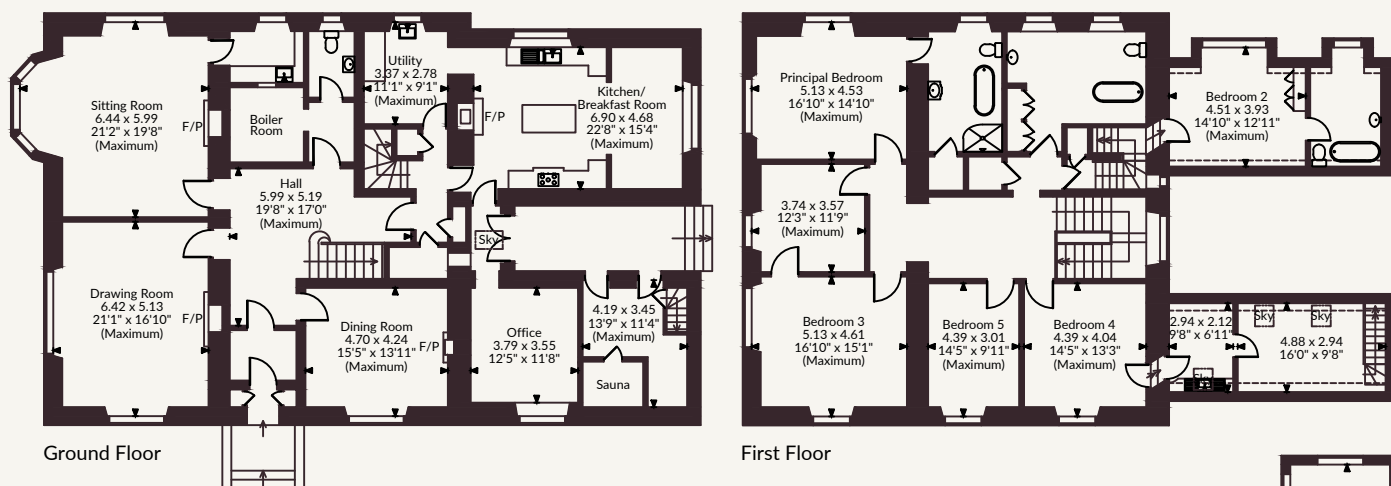
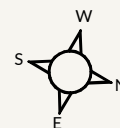
Beautiful gardens | Garage

Freehold | Montrose

Offers over £525,000



Westlands, Main Road, Hillside, Angus
 Main House internal area 4,727 sq ft (439 sq m)
 Garage internal area 367 sq ft (34 sq m)
 Total internal area 5,094 sq ft (473 sq m)
 Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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