

**11 Seaview Terrace  
Gourdon  
Montrose  
DD10 0LE**



**OFFERS OVER - £180,000**

We are delighted to offer for sale this 3 bedroom semi detached property on the sea front in the coastal village of Gourdon. Refurbished in recent years, the house is a former Coastguard Station cottage and provides comfortable family accommodation in a delightful situation. The house enjoys superb open panoramic views towards the sea. The accommodation comprises spacious Lounge, smart Dining Kitchen, Study, 3 good sized double Bedrooms, Bathroom and Shower Room, gardens to front and rear.

Gourdon is a popular coastal village, with a working fishing harbour and has a good range of facilities with primary school, playgroups, Post Office/Shop, harbour side pub and fish restaurant. 11 miles south of Stonehaven and 30 minutes commuting distance from Aberdeen.



**Living Room** – 16'3 x 10'6 – Spacious room, window to front with superb sea views, hardwood flooring, wood fireplace with marble inset and hearth and electric flame effect fire, double doors lead to Kitchen.

**Dining Kitchen** – 18'8 x 11' – Refurbished 4 years ago, floor and wall units, marble effect worktops, integrated double oven/grill and dishwasher, tiled floor, walk in utility cupboard plumbed for washing machine, vent for tumble dryer, hanging space for coats, tiled floor.

**Study** – 9' x 6'2 – Triple store cupboard providing good storage.

**Bathroom** – 3 piece white suite, bath over shower with glazed screen, wash hand basin and WC, tiled walls and floor, inset with fitted shelving, pine lined ceiling.

**Shower Room** – Extra wide corner shower, wash hand basin in vanity unit with cupboard below, WC with concealed cistern, panelled on all walls and ceiling, heated towel rail, tiled floor, large window to rear.

**Bedroom 1** – 16'4 x 10'8 – Double bedroom with windows to front and rear with sea views, fitted wardrobe, carpet.

**Bedroom 2** – 11'8 x 9'5 – Double bedroom, sea views, fitted wardrobe, carpet.

**Bedroom 3** – 10'7 x 9'7 – Double bedroom, sea views, carpet.

All carpets, curtains and light fittings are included in the sale. The washing machine, tumble dryer and fridge freezer are available by separate negotiation.

**Viewing – by appointment, contact selling agent 01779 477388 or Stephen Milne 07595 263880**

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.

Home Report available (fee may apply)



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