Shiells

Solicitors & Estate Agents









6a High Street, Brechin, DD9 6ER

First Floor Flat **EPC Band: C**

Offers over £80,000

Property for sale throughout Angus.

shiellslaw.co.uk

6a High Street, Brechin, DD9 6ER

First Floor Flat

Overview

- First Floor Flat
- 3 Bedrooms
- Lounge
- Modern Kitchen
- Bathroom
- En-suite Shower Room
- Gas Central Heating
- Partial Double Glazing
- Parking nearby
- Central location
- Close to local shops etc.



A well-presented spacious property situated within the town centre and offering ideal family accommodation.



Viewers will be impressed by the size and condition of this traditional first floor flatted dwelling. In excellent order it comprises bright lounge with oak flooring, modern fitted kitchen, 3 double bedrooms, an en-suite shower room and the family bathroom. It benefits from gas central heating and partial double glazing for comfort in the cooler months. There is ample parking in the area within a short walk. Early viewing is strongly recommended to fully appreciate the value of this ideal family home. Please contact us for further details and viewing arrangements.



Extras
All carpets, blinds and curtains, the gas hob, double oven, fridge freezer and washing machine are included in the sale.

Central Heating
A gas-fired central heating system has been installed with radiators located throughout the property.

Double Glazing
To the rear the windows have been replaced with double glazed sealed units. To the front they are of the sash and case type.

EPC Band:- C





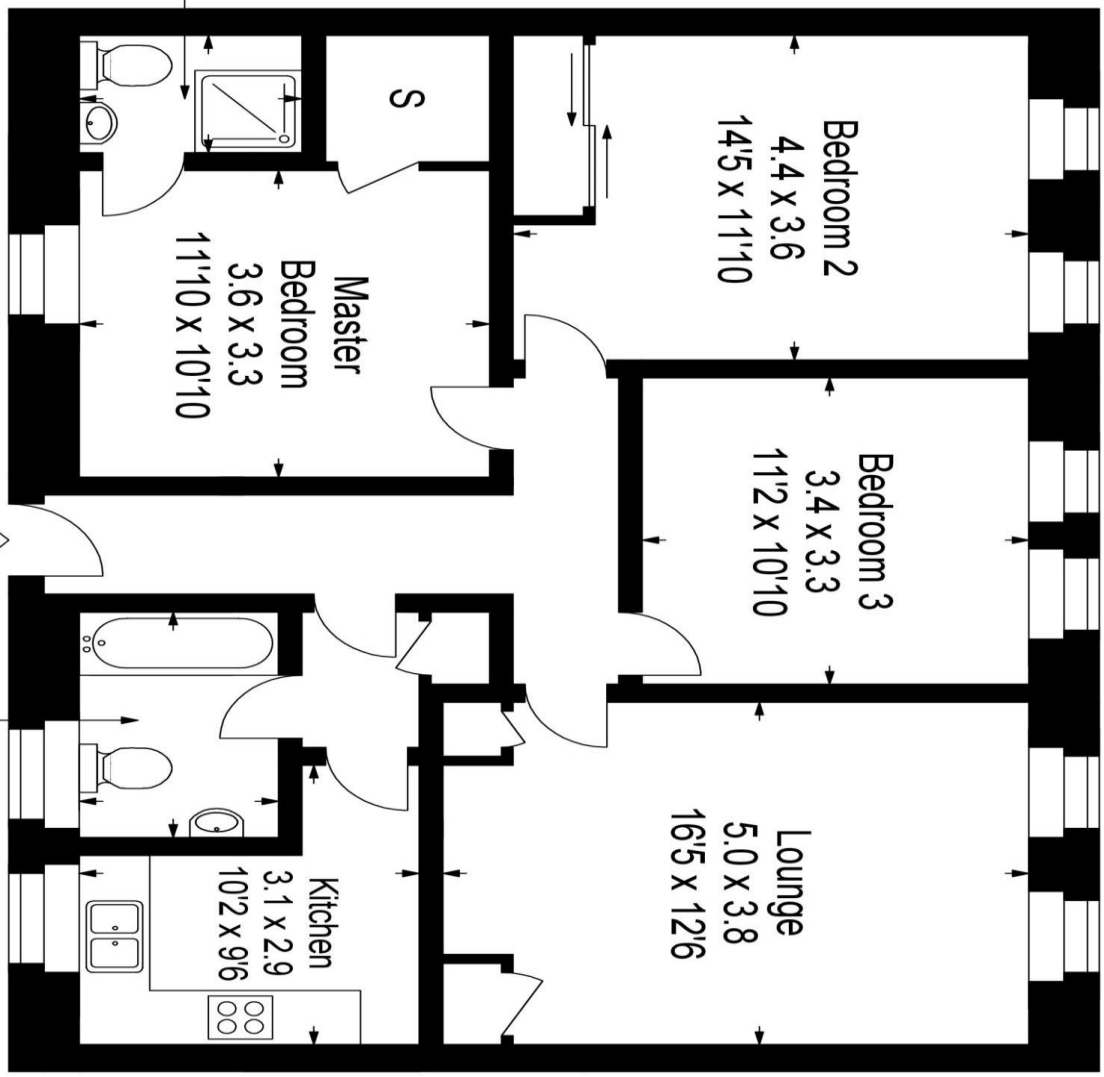






Directions

From our office head eastwards and take the first right onto the High Street. No 6a is located on the right between a Barbers and Number 8 the hairdressers.



VistaBee DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.