

176A Montrose Street, Brechin, DD9 7DZ

Fixed £40,000

Contact Solicitors for an appointment to view or telephone seller direct

07436630214

Chamber Practice



- **SPACIOUS MAIN DOOR FIRST FLOOR FLAT**
- **BRIGHT AND SPACIOUS OPEN PLAN LOUNGE/KITCHEN**
- **INTEGRATED APPLIANCES, WASHING MACHINE AND NEW FRIDGE FREEZER**
- **GENEROUS DOUBLE BEDROOM WITH QUALITY WARDROBES**
- **CONTEMPORARY EN SUITE SHOWER ROOM**
- **SEPARATE WC**
- **DOUBLE GLAZING**
- **MODERN ELECTRIC RADIATORS**
- **PRIVATE SOUTH-FACING GARDEN**
- **LARGE TIMBER SHED & TRADITIONAL STONE BUILT SHED**
- **IDEAL FOR FIRST TIME BUYERS OR INVESTORS**

The Chamber Practice are delighted to bring to market this spacious and well presented first floor main door flat offering an excellent opportunity for first time buyers, downsizers or buy-to-let investors, combining generous accommodation with modern finishes and the benefit of private outdoor space.

Accessed via its own private entrance the property opens into a welcoming hallway leading to a bright and spacious open plan lounge and kitchen, creating an ideal living and entertaining space. The generous double bedroom is complemented by quality wardrobes and a contemporary en-suite shower room, while a separate WC adds further convenience.

Externally the property enjoys the rare advantage of a private garden, perfect for relaxing or gardening enthusiasts, together with a substantial timber shed and an additional traditional stone built shed providing excellent storage.

Practical benefits include double glazing, modern electric radiators and on street parking. Conveniently located within easy reach of Brechin town centre and local amenities this ready to live in flat offers comfortable, low maintenance living in a desirable setting.



The historic Cathedral City of Brechin is situated in close proximity to the A90, and within easy commuting distance to Dundee or Aberdeen and the Angus towns of Forfar, Arbroath and Montrose.

Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin offers a wealth of amenities including primary and secondary schools, a health centre, local shops, the Brechin Community Campus at Brechin High School with football grounds and gymnasium and library.

Centrally located between the Grampian Mountains and the coast there are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside. The Attic is a popular drop in centre for local youths, making Brechin an ideal environment for a full family life.







Chamber Practice

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Included in the sale are all floor coverings, window blinds where fitted, integrated hob and oven, washing machine, fridge freezer, wardrobes and garden shed.