

Thorntons
The right way to move

9 Harley Place, Brechin, Angus
DD9 7DN

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Summary

Situated within a popular residential area of Brechin, this impressive four-bedroom semi-detached villa offers spacious and flexible accommodation and comprises: entrance hall, bright and spacious lounge, well-appointed fitted kitchen and separate utility room, sitting room (can be used as a fifth bedroom, home office or playroom), family bathroom and an en suite shower room. Further features include gas central heating, double glazing and excellent storage throughout. Externally, the property enjoys an attractive front and rear gardens with a garden shed and driveway providing off-street parking.

Features

- 4 Bedroom Semi Detached Villa
- Spacious Lounge with doors to garden
- Sitting Room / Bedroom 5
- Family Bathroom & En- suite
- Fitted Kitchen with integrated appliances
- Utility Room with direct access to garden
- Front Garden with Driveway parking
- Rear Garden with Decking
- Popular Residential Area of Brechin

Room Measurements

Lounge: 16'9 x 12'2 (5.10m x 3.70m)
Sitting Room: 12'10 x 9'6 (3.90m x 2.90m)
Kitchen: 14'1 x 9'10 (4.30m x 3.00m)
Utility Room: 8'2 x 5'3 (2.50m x 1.60m)
Bedroom: 12'4 x 10'10 (3.75m x 3.30m)
Bedroom: 12'10 x 9'10 (3.90m x 3.00m)
Bedroom: 15'5 x 13'1 (4.70m x 4.00m)
Bedroom: 17'9 x 10'10 (5.40m x 3.30m)
Bathroom: 7'3 x 6'11 (2.20m x 2.10m)

This impressive four-bedroom semi-detached villa offers spacious and flexible accommodation, making it an ideal family home.













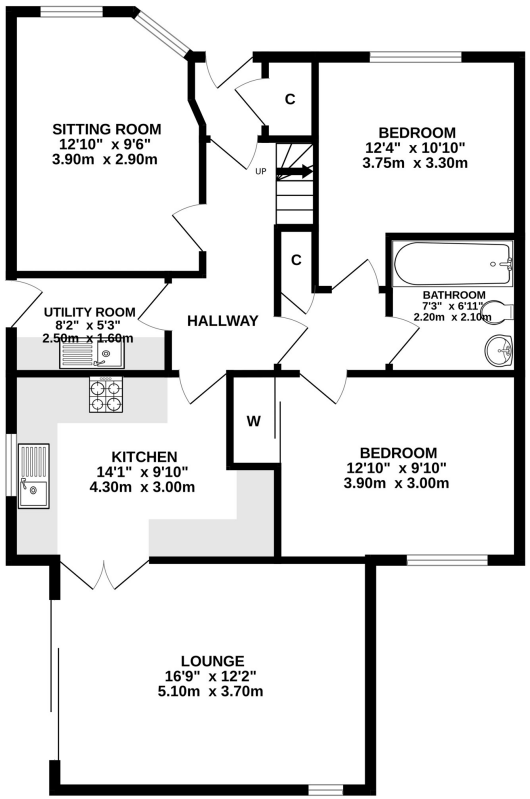


Offering generous, versatile accommodation in a sought-after location, this superb home is sure to appeal to growing families, and early viewing is highly recommended.

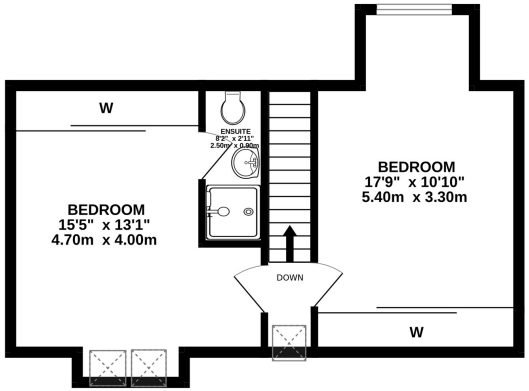


Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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