Shiells

Solicitors & Estate Agents









# 36 Dundas Park, Brechin, DD9 7BL EPC: D

Offers Over £120,000

Property for sale throughout Angus.

shiellslaw.co.uk

# 36 Dundas Park, Brechin

3 Bedroom End-Terraced House

## Overview

- End-Terraced
- 3 Bedrooms
- Lounge
- Kitchen
- Bathroom
- Electric Heating
- Double Glazing
- Front & Large Rear Garden
- Easy on-street parking
- Close to local schools



*A lovely end-terraced house with a generously sized rear garden.*



This lovely home has a modern kitchen with rear door access leading to the garden and there is space for a washing machine, tumble dryer and fridge freezer. There is a spacious lounge which has a front and rear facing window bringing ample light into the room, there is space for a table and chairs and there is a multi-fuel log burner. Up the carpeted staircase there is a modern bathroom and 3 bedrooms, Bedrooms 1 and 2 are good-sized double rooms and bedroom 3 is a single/small double with a built-in cupboard.
There are 3 good-sized cupboards and a loft space. The property benefits from double-glazing and electric heating and is a great location for schooling.



*Extras*
*Included in the sale is all fitting flooring, light fittings and blinds along with the greenhouse and garage.*

*Exterior*
*To the front of the property there is a paved pathway and chip stones. The rear garden is very generously sized; it is mainly laid to lawn with a paved area. Perfect for exterior seating.*
*There is easy on-street parking.*





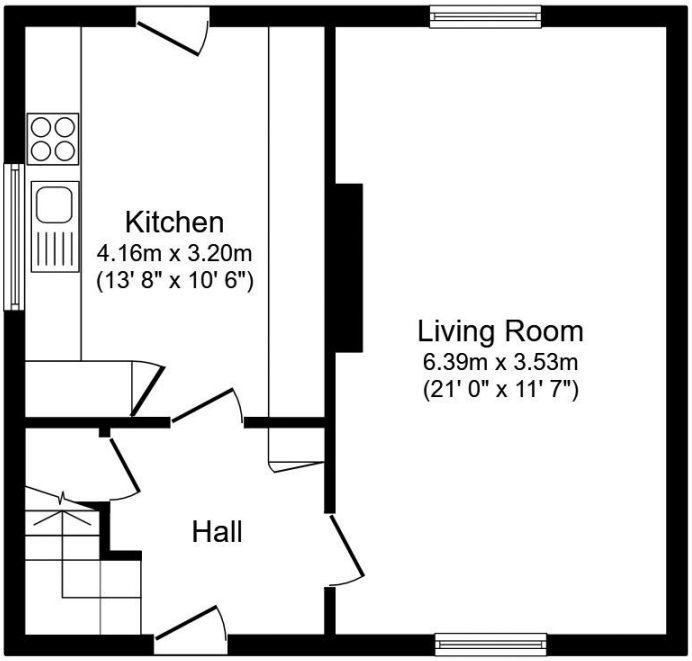




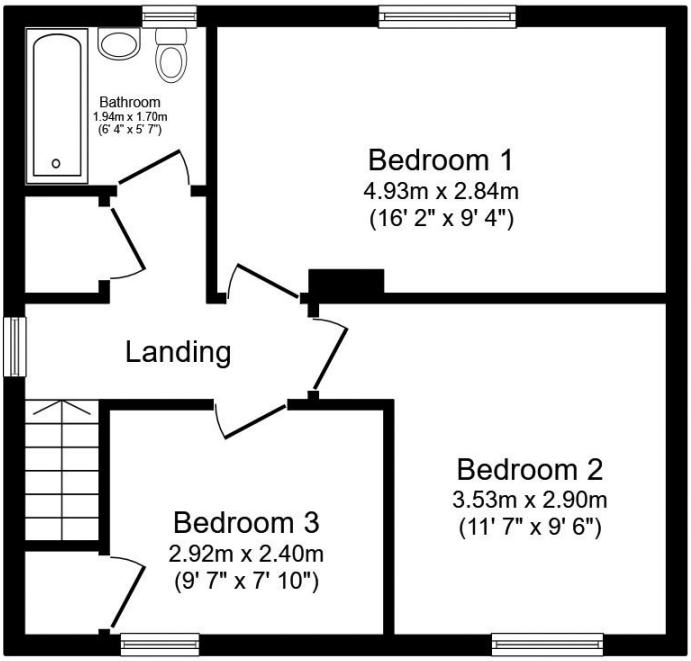



## Directions

Use what3words
///dupe.amaze.bothered.




Ground Floor




First Floor

Total floor area: 88.3 sq.m. (950 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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!

Tel: 01356 622 171

31a St David Street, Brechin, Angus DD9 6EG
Phone: 01356 622 171 Email: property@shiells-law.co.uk
**www.shiellslaw.co.uk**

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.