

9A Duke Street, Brechin, DD9 6JZ

OFFERS OVER £200,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice





- **Detached Bungalow**
- **Sought After Location**
- **Nearby Amenities**
- **Conservatory & Lounge**
- **Vestibule & Hallway**
- **Large Dining Kitchen**
- **Shower Room**
- **Master Bedroom with En Suite Shower Room**
- **2 Further Bedrooms**
- **DG & GCH**
- **Private Gardens**
- **2 Driveways, Carport & Garage**
- **Ideal Family Home/Downsize**

Great opportunity to purchase this well presented three bedroom detached bungalow situated in a popular residential area within easy reach of many amenities. While the property would benefit from a degree of modernisation and upgrading, it offers excellent potential to create a comfortable family home and is sure to appeal to a range of buyers.

The accommodation is accessed via a useful conservatory, leading into a vestibule with storage cupboard and hallway providing further storage facilities. The bright and spacious lounge features French doors, while the generous kitchen/diner is fitted with a range of base and wall mounted units and integrated appliances and benefits from an external door providing access to the side of the property.

There are three well-proportioned bedrooms with the principal bedroom benefiting from built in wardrobes and an en suite shower room and the two further bedrooms offering built-in wardrobe/storage facilities. A separate shower room completes the internal accommodation.

Externally the property enjoys well maintained gardens to the front, side and rear providing excellent outdoor space. To the front there is a driveway, carport and garage while a second driveway to the rear provides additional off-street parking and excellent flexibility.

Further benefits include double glazing and gas central heating.

With its detached bungalow layout, generous gardens, multiple parking options and scope for upgrading this property represents an excellent opportunity for buyers looking to put their own stamp on a home in a sought after area of Brechin.

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.







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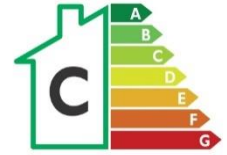

Included in the sale are all carpets and floor coverings, window blinds and curtains where fitted, integrated appliances and washing machine.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.

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