

28 Lubbock Park, Brechin, DD9 6DH

OFFERS OVER £195,000

Contact Solicitors for an appointment to view

01382 203000

Chamber Practice





- **Well Presented 3 Bed Semi-Detached Villa**
- **Quiet Cul De Sac in Sought After Location**
- **Many Nearby Amenities**
- **Spacious Lounge**
- **Open Plan Kitchen/Sitting Room**
- **Ground Floor Bedroom & Bathroom**
- **2 Further Double Bedrooms**
- **Shower Room**
- **DG & GCH**
- **Private Gardens**
- **Driveway & Garage**
- **Ready to Live in Family Home**

The Chamber Practice are delighted to bring to market this well presented and deceptively spacious three bedroom semi-detached villa situated in a quiet cul de sac within a popular residential area offering well planned accommodation arranged over two levels, together with private gardens, driveway and garage.

The property is entered via a welcoming hallway which provides access to the principal ground floor accommodation and benefits from two useful storage cupboards. The spacious lounge enjoys a pleasant outlook over the front garden and provides a comfortable reception space.

To the rear the fitted kitchen is open plan to a generous dining/sitting room, creating an excellent sociable space for both everyday family life and entertaining. French doors provide direct access to the private rear garden allowing the living space to flow naturally outdoors. Completing the ground floor is a well-proportioned double bedroom with mirrored wardrobes and a fully tiled family bathroom.

A naturally bright upper landing benefits from a side facing window, excellent storage facilities and a hatch with Ramsay ladder providing access to the partially floored attic offering useful additional storage space. There are two further double bedrooms, both benefiting from built-in wardrobes, together with a modern shower room.

Externally the property benefits from private gardens to both the front and rear, with the rear garden providing an excellent outdoor area for relaxation and entertaining. A driveway provides excellent off street parking facilities and leads to a detached garage.

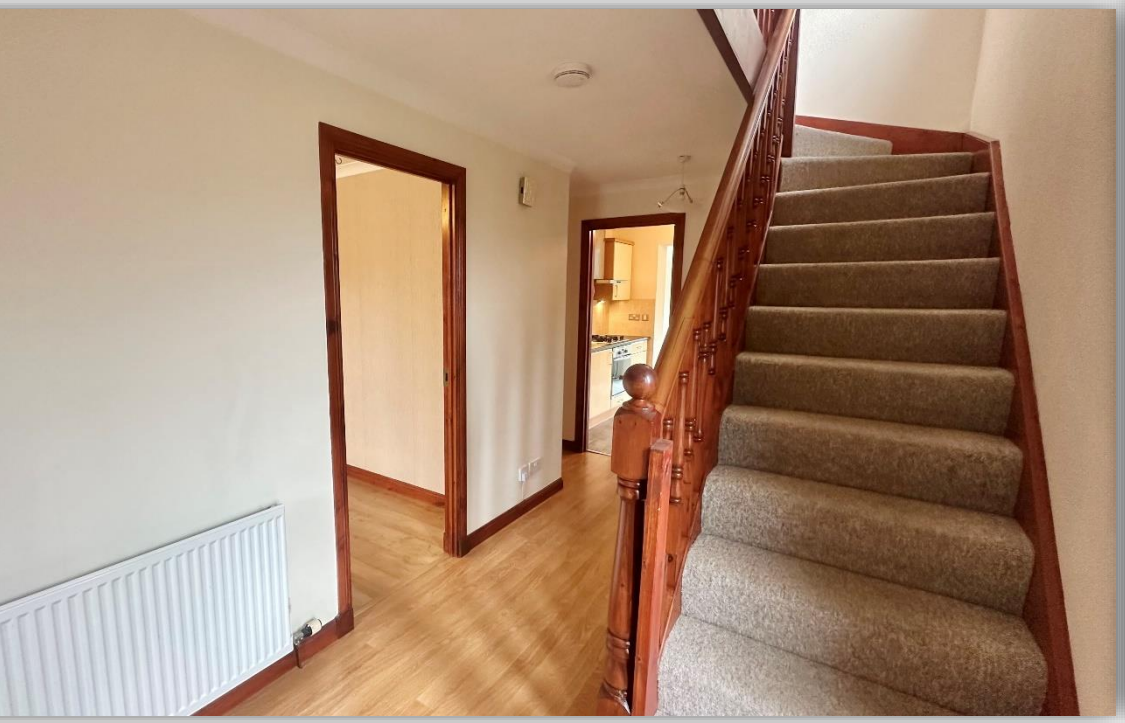
This ready to live in property would make an ideal family home and early viewing is highly recommended.

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

Dundee: 01382 203000 Brechin: 01356 622289 Cupar: 01334 658222 www.thechamberpractice.co.uk contact@thechamberpractice.co.uk











Chamber Practice

Dundee: 01382 203000 Brechin: 01356 622289 Cupar: 01334 658222 www.thechamberpractice.co.uk contact@thechamberpractice.co.uk















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

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.