Shiells

Solicitors & Estate Agents









98 Provost Buchan Road, Brechin, DD9 6DE EPC: D

Offers over £125,000

98 Provost Buchan Road, Brechin

2 Bedroom Mid-Terraced house

Overview

- Mid-Terrace
- 2 Bedrooms
- Lounge
- Kitchen & Utility Room
- Bathroom
- Gas Central Heating
- Double Glazing
- Private parking
- Front & Rear Garden
- Close to local schools, shops & bus links



A well-presented & cosy home



This well-presented property has a dining kitchen which has rear door access to the garden and includes the oven & hob, fridge freezer and dishwasher. Then there is a utility room which has space for a washing machine and tumble dryer. The lounge is a cosy room with a rear-facing picture window bringing in ample light and an electric fireplace. Leading to the upper accommodation where we have bedroom 1, which is a spacious double room along with bedroom 2, which is a double room and has built in wardrobes and lastly the modern bathroom.

This property benefits from gas central heating, double glazing & smoke alarm. Along with loft space.



Extras
All fitted floorings and some light fittings will remain along with the fridge freezer, dishwasher and wardrobe in bedroom 1.

Exterior
To the front of the property there is a private parking then a paved pathway leading to the front door. The rear garden is fully enclosed with a lawn area and decking area. There is a shed, outdoor tap and sockets.











Directions

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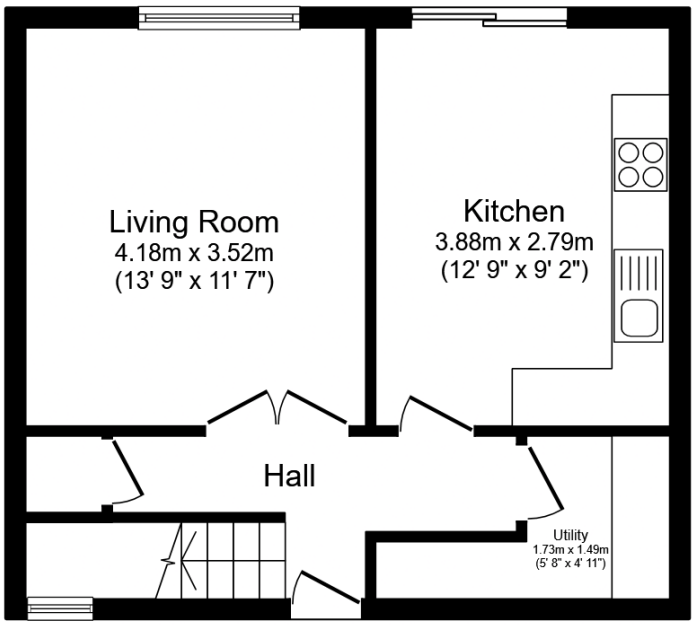
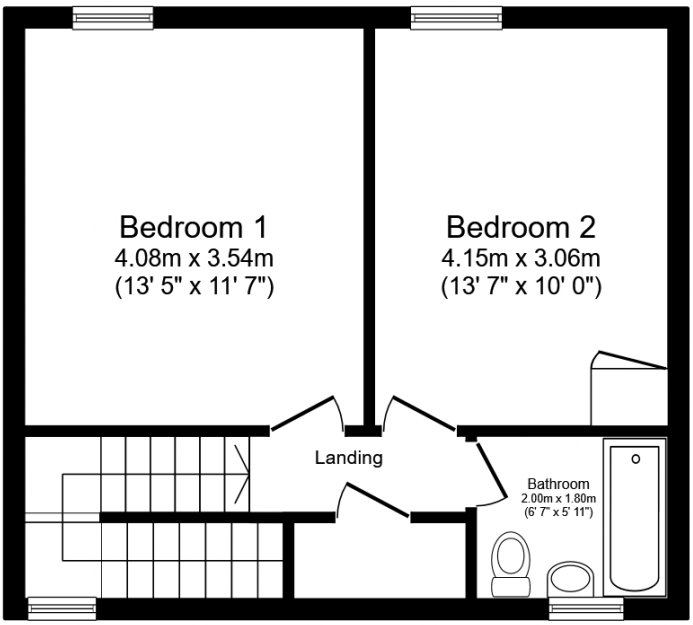


Ground Floor



First Floor

Total floor area: 79.7 sq.m. (858 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

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