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Solicitors & Estate Agents









6 Caldhame Gardens, Brechin, DD9 7JJ EPC:C

Offers Over £275,000

Property for sale throughout Angus.

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6 Caldhame Gardens, Brechin

3-bedroom detached bungalow

Overview

- Detached
- 3 Bedrooms
- Lounge & Dining Room
- Dining Kitchen & Utility Room
- Conservatory
- Shower Room
- Gas Central Heating
- Double Glazing
- Front & Rear Garden
- Driveway and Garage
- Close to local amenities



A well-presented spacious property situated in a sought-after cul-de-sac in Brechin



This spacious property offers excellent family accommodation with a spacious front facing lounge and a fireplace, through an archway leading to the dining room then through to the conservatory which has doors leading out to the garden. The dining kitchen includes integrated appliances, space for a table and chairs and patio doors leading out to the garden and separate utility room. There are 3 double bedrooms, one which benefits a dressing room and bedroom 1 benefits from an ensuite shower room. There is also a family bathroom.



This property benefits from great storage cupboards and loft space. Along with gas central heating, double glazing.

Extras
All fitted floorings, light fittings and blinds will be included in the sale.

Exterior
To the front of the property there is a single garage and large driveway.
The large garden wraps around the property, it has a summer house and shed along with a lawn area and an array of mature shrubs.





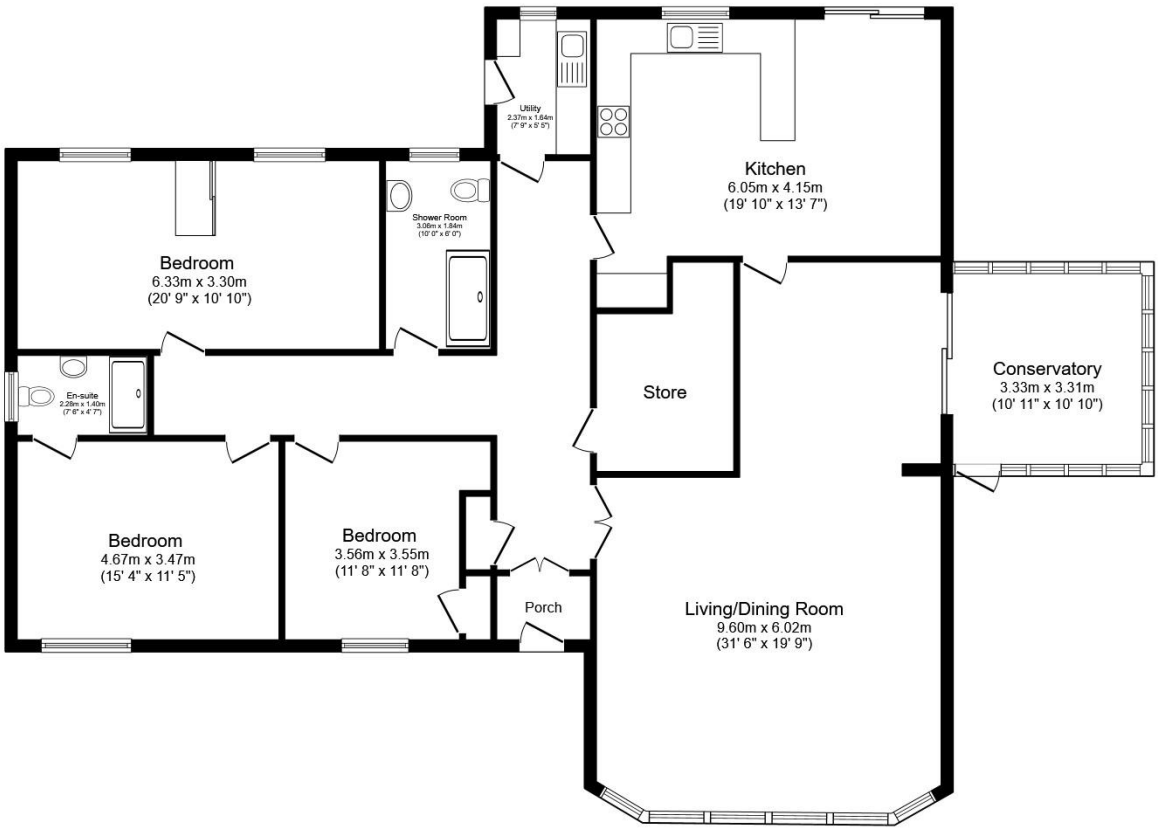






Directions

Use what3words
///domain.detection.trainer



Floor Plan

Total floor area: 183.6 sq.m. (1,976 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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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.