Shiells

Solicitors & Estate Agents









18 Lubbock Park, Brechin, DD9 6DH EPC: C

Offers Over £240,000

18 Lubbock Park, Brechin

3 Bedroom Detached Bungalow

Overview

- Detached
- 3 Bedrooms
- Lounge
- Kitchen/Dining/Sitting Room & Utility Room
- Bathroom & Ensuite
- Double Garage & Driveway
- Front & Rear Garden
- Gas Central Heating
- Double Glazing
- Close to local schools & bus links



The first room you encounter is the bright and spacious lounge which has a front facing picture window allowing natural light to flood the room and there is ample space for lounge furnishings. The heart of the home is the modern kitchen/family room, offering fantastic space for everyday living and entertaining. The well-equipped kitchen features a gas hob with extractor hood above, integrated dishwasher, microwave, double oven and fridge freezer. A breakfast bar provides additional seating, whilst the family room offers a comfortable space to relax, complete with a television and patio doors leading out to the rear garden. A separate utility room offers space for a washing machine and tumble dryer.

All 3 bedrooms are double rooms, all benefiting from built in wardrobes. Bedroom 1 has an en-suite shower room, whilst there is a modern family bathroom for the remaining accommodation.



This lovely home benefits from 3 built-in storage cupboards, one which houses the gas central heating boiler, along with loft space, which is fully floored and insulated, accessed via a ramsay ladder.



Extras
All fitted flooring, light fittings and blinds will remain as part of the sale.

Exterior
To the front of the property, there is a lawn area with a paved pathway leading to the front entrance. To the side, a gated driveway provides convenient parking and leads to a double garage, offering excellent additional parking and storage space. The rear garden is fully paved, providing a low maintenance outdoor space.

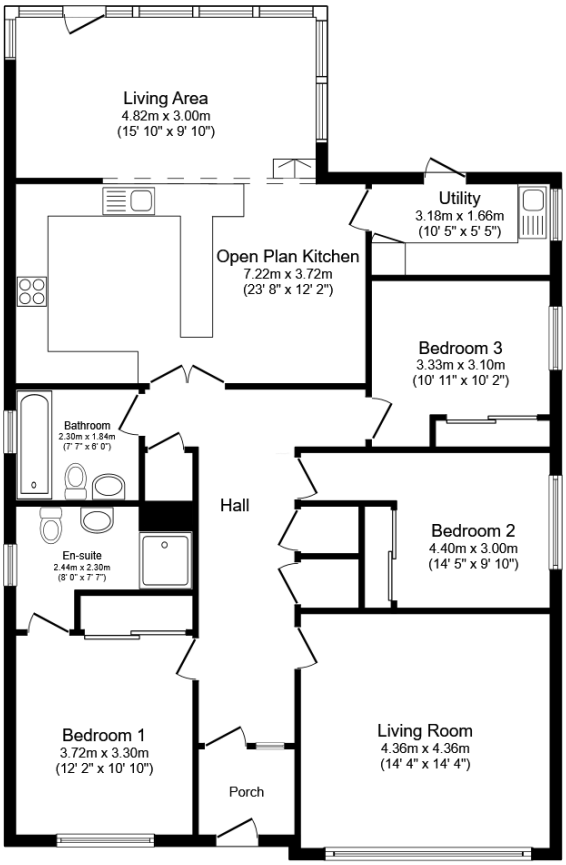












Floor Plan

Total floor area: 139.1 sq.m. (1,497 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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