



# Shiells

*Solicitors and Estate Agents*

**5b Southesk Street  
Brechin  
DD9 6EB**

- Lounge
- Dining Kitchen
- 3 Bedrooms
- Luxury Bathroom
- Hallway
- Many extras
- GCH
- FDG
- Shared Garden
- EPC Band: D

**Offers over £90,000**

## 5b Southesk Street, Brechin, DD9 6EB.

The city of Brechin is situated between Aberdeen and Dundee just off the A90 dual carriageway and within easy commuting distance of Montrose, Arbroath, and Forfar. The town has 2 primary schools and Brechin High School caters for the teenagers. There are health clinics and dental surgeries in the town as well as a wide range of shops ranging from the high street multiples to traditional local retailers. The county of Angus offers an unrivalled range of leisure pursuits for the active family with hillwalking, hunting and fishing being available widely throughout the area. The "Glens" and the Cairngorm National Park are an attraction for the outdoor enthusiast. Golfers fare particularly well with a wide range of courses on offer locally.

The property was built around 1900 and has been well maintained over the years. It has been upgraded and modernised by its current owner to offer comfortable accommodation by today's expectations. The rooms are well presented with many fine features and quality extras included in the sale. It benefits from full double glazing and gas central heating which ensure that it is economical to heat. There are shared gardens to the rear and an outhouse provides useful storage accommodation. The accommodation comprises bright lounge, modern fitted dining kitchen, 3 double bedrooms and a luxury bathroom with shower. Early viewing is strongly recommended to fully appreciate the value for money offered by this spacious second floor flat which will appeal to first time buyers and the more mature purchasers.

### Accommodation

A timber door with a glazed pane gives access to the central stairway which gives access to the living accommodation on the upper floor. A window on the half landing provides natural lighting and a Velux window illuminates the upper landing. The upper landing gives access to all of the rooms, a hatch gives access to the attic which is insulated, laminate flooring, spotlights, smoke alarm, telephone point, a cupboard houses the Worcester boiler and provides useful storage.



### Lounge

This is a bright and spacious public room which is located to the front of the property. A dormer window enjoys a pleasant aspect in an easterly direction. Coombed ceiling, pendant light fitment, bracket for TV, TV point.

### Dining Kitchen

The kitchen has been fitted with a range of wall and floor mounted storage units with lights veneered doors with "mahogany effect" handles and "Italian marble effect" worktops. Stainless steel sink and drainer with tiled splash backs, space and plumbing for washing machine and dishwasher. The Homark gas hob, Electrolux oven and grill and Beko fridge are all included in the sale. Coombed

ceilings, fluorescent light fitment, vinyl flooring, dormer window to rear enjoys an aspect in a westerly direction. There is space for a dining table.



### Bedroom One

The master bedroom is a bright and spacious double which is well presented. A window to front faces East and a window to the side faces North up Southesk Street. There are two double fitted wardrobes with hanging rails, shelving and louvre doors. Bracket for TV, laminate flooring, pendant light fitment.







### Bedroom Two

This is an ideal guest or family bedroom which is in immaculate order. A dormer window to the front enjoys an aspect in an easterly direction. Laminate flooring, coombed ceilings add to the room's charm.



### Bedroom Three

This is an ideal child's room in that it can easily accommodate a single bed, desk, workstation, games consoles etc. The dormer window enjoys an aspect over the town in a westerly direction to the rear. This room has been used as a study.



### Bathroom

Luxury fitted bathroom with white suite which comprises twin flush back to wall toilet, vanity style wash hand basin with low-level storage and bath with Mira Vie electric shower fitment and glazed shower screen. There is aqua panel lining within the bath area to ceiling height, window to rear,

laminate ceiling with recessed down lighters, Karndeal flooring, heated towel rail, ceramic tiling to ceiling height on all remaining walls, glazed shelves, fitted mirror.

### Extras

All carpets, floorcoverings, the hob, oven and fridge are included in the sale.

### Double Glazing

All windows are fitted with double glazed sealed units in timber frames.

### Central Heating

A gas-fired central heating system has been installed. There is a smart meter in place.

### Wiring

The property was rewired in 2008.

### Storage

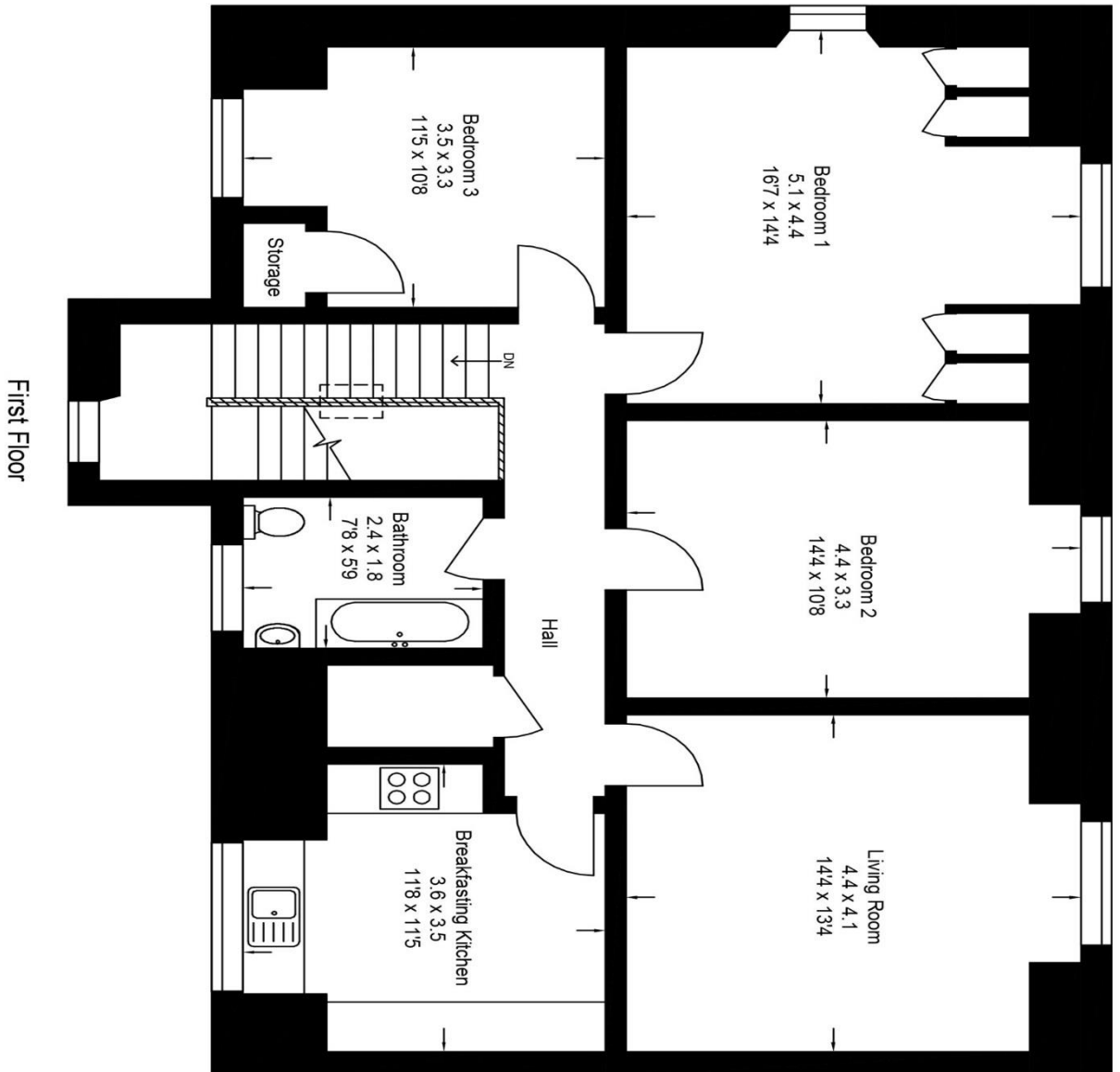
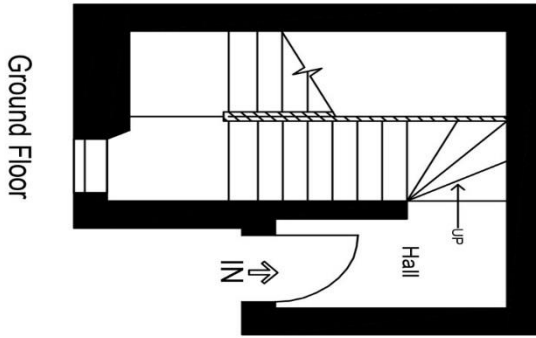
There is an under stair storage area in the common entrance hallway which can accommodate a chest freezer. A shared wash house also provides useful storage.



### Garden

The garden is totally enclosed by timber fencing with a gate giving personal access. It is largely laid in grass with one or two small trees. It is all shared and there are wash poles.





  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads: (ID 110927)

© VistaBee 2016

*N.B. Prospective purchasers are advised to note their interest with the selling agents in order that they may be advised of any closing date etc.*

*The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any Contract of Sale.*

*All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves.*

*No member of staff of Shiells has any authority to give any undertaking or assurance in respect of this or any other property.*

*Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same.*