



**Shiells**

*Solicitors and Estate Agents*

**4 Crockatt's Buildings,  
Montrose Street, Brechin,  
DD9 7DH**

- Lounge
- Kitchen
- Utility Area
- Double Bedroom
- Shower Room
- Shared Drying Green
- Hob & oven
- Electric Heating
- Single Glazing
- EPC Rating - D

**FIXED PRICE £40,000**

## 4 Crockatts Buildings, Montrose Street, Brechin, DD9 7DH

The city of Brechin is situated between Aberdeen and Dundee on 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 as well as a wide range of shops ranging from high street multiples to traditional local retailers. The county of Angus offers an unrivalled range of leisure pursuits for the active family with hill walking, hunting and fishing being available widely throughout the area. The Glens and the Cairngorm National Park are an attraction for the outdoor enthusiast. Golfers fair particularly well with a wide range of courses on offer from the championship courses at Carnoustie, St Andrews, Kingsbarns and Gleneagles to the local courses in Brechin and Edzell.

This is a traditional stone built property which was built around 100 years ago and has been well maintained over the years. The property was fully upgraded and modernised 20 years ago and it offers comfortable accommodation by today's standards. The accommodation comprises bright lounge with integral fitted kitchen, utility area, double bedroom and modern fitted shower room. The property benefits from white meter heating. There is shared garden ground to the rear of the property with a communal yard and shared drying area. Early viewing is strongly recommended to fully appreciate the value offered by this first floor flat which will appeal to both the first time buyer and the buy to let entrepreneur.

### Accommodation

A window provides natural lighting and a pleasant aspect to the rear up Albert Place. The inner hallway gives access to all of the apartments. Dimplex storage heater provides space heating. Cupboard provides useful storage accommodation and houses the electrical consumer unit. Fresh décor.

### Lounge

12'6" x 12'

3.77m x 3.62m

This is a bright and spacious public room which is located to the front of the property and enjoys a pleasant southerly aspect. There is a living flame electric fire with "marble" insert and hearth with timber surround which acts as a focal point. Wall mounted Creda storage heater. Archway through to the kitchen.



### Kitchen

12' x 5'

3.62m x 1.51m

The kitchen has been fitted with a range of wall and floor mounted storage units supplied by MFI with light veneered doors and matching mid-oak worktops. The Neff electric hob, Etna electric oven and cooker hood are all included in the sale. Vinyl 1½ bowl sink and drainer with tiled splashbacks around the cooker. Space for freezer. Immersion heater.



### Shower Room

8'8" x 5'0"

2.61m x 1.51m

Internal shower room with champagne suite which comprises low level water closet, vanity style wash hand basin with low level storage and tiled shower cubicle with Gainsborough electric shower fitment and front entry shower enclosure. A large cupboard houses the hot water cylinder and provides additional storage space on slatted shelving. Aidelle extractor fan.



### Bedroom

10'5" x 9'6"

3.14m x 2.87m

This is a bright double bedroom which is located to the rear of the property and enjoys a northerly aspect up Albert Place over the former Cooperative buildings. Four 13 amp sockets.



### Viewing

By appointment through Shiells Solicitors

### Entry

Negotiable

### Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Anyone who has noted interest through their solicitors will be kept informed of any closing date. For those who are unfamiliar with the Scottish Solicitors system of offering for property Shiells Solicitors will be pleased to explain the procedure.

### Utility room

6' x 3'

1.81m x 0.9m

With space and plumbing for a washing machine and additional storage in a wall mounted unit.

### Extras

The hob, oven and cooker hood.

### Heating

There is an electric heating system with storage heaters being located in the hallway and lounge.

### Glazing

Single glazing.

### Gardens

There is a communal yard to the rear of the property and the shared gardens have been largely laid in chips for ease of maintenance. Shared drying green.





*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.*

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