



Shiells

Solicitors and Estate Agents

**129a Montrose Street
Brechin
DD9 7DG**

- Hallway
- Lounge
- Dining Kitchen
- Double Bedroom
- Modern Bathroom
- Many extras
- GCH
- FDG
- Garden
- EPC Band: C

Offers over £45,000

129a Montrose Street, Brechin, DD9 7DG.

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 Community Campus and Leisure Centre with a swimming pool is located within a short walk and it also provides secondary education 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 are well catered for with a wide range of courses on offer locally.

This is a traditional stone built property which was built around 1900 and has been well maintained over the years. It has been upgraded and modernized in recent years to offer extremely comfortable accommodation by today's expectations. The accommodation, which is well proportioned and in immaculate order comprises lounge with feature fireplace, modern fitted dining kitchen, double bedroom and modern bathroom with shower. The property benefits from gas central heating and full double glazing for economical heating. There is a garden to the rear of the property and ample parking nearby. Early viewing is strongly recommended to fully appreciate the value offered by this superb first floor flat which will appeal to first time buyers or the buyer looking to downsize.

Accommodation

An external stairway leads to the entrance porch which gives direct access to the property by way of a solid timber door. The entrance hallway leads directly through to the lounge which in turn gives access to the remaining rooms. The level of interior design becomes immediately apparent on entering. Cloak rack.



Lounge

14'6" x 10'

4.4m x 3m

This is a bright and spacious public room which enjoys an immediate air of elegance on account of the level of interior design. There is a feature pine fire surround with matching canopy in addition to a stone wall and recessed display cabinet. Centre ceiling rose. Window to rear overlooks the gardens in a northerly direction. An archway gives access to the bathroom and kitchen while a panelled door leads directly through to the bedroom. A glazed door gives access from the entrance hallway.



Kitchen

13'6" x 6'9"

4.1m x 2m

The kitchen has been fitted with a range of wall and floor mounted storage units in a shaker style with cream doors and matching easy clean worktops. The Belling freestanding electric cooker, Bendix automatic washing machine, Hotpoint fridge and Hotpoint freezer are included in the sale. Stainless steel sink and drainer with tiled splashbacks. Timer console for the central heating system. The wall mounted Potterton Promax combi boiler fuels the gas central heating system. Window to front enjoys a southerly aspect. Vinyl flooring. Original corning. Track lights. Ample space for everyday dining.



Inner hallway

A small hallway gives access to the kitchen and bathroom from the lounge. A box cupboard provides useful storage space.



Bedroom

12'8" x 9'6"

3.8m x 2.9m

This is a bright and spacious double bedroom which is very well presented. There is a window configuration enjoying an aspect to the south. Fitted furniture includes twin double fitted wardrobes in an L-shape configuration with matching bedside cabinets. Recessed display/vanity area. Original corning. Central ceiling rose. Wall mounted Dimplex heater.



Bathroom

7'3" x 4'9"

2.2m x 1.4m

The bathroom has been fitted with a modern white suite which comprises low level water closet, pedestal wash hand basin and bath with Mira Sport electric shower fitment and glazed shower screen. There is ceramic tiling to ceiling height around the bath and wash hand basin. Extractor fan. Two recessed down lighters. Vinyl flooring.

Extras

All carpets, the cooker, fridge, freezer and washing machine are included in the sale. The sofa, easy chair, double bed, curtains and blinds and crockery can be included if required.

Double Glazing

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

Central Heating

A gas fired central heating system has been installed with radiators located throughout the property. The system is fuelled by the Potterton combi boiler which is located within the kitchen.

Garden

There is an area of garden ground to the rear of the property which is in need of some TLC. Shared drying green. External storage shed.

Viewing

By appointment through Shiells Solicitors



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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