



# Shiells

*Solicitors and Estate Agents*

100a High Street  
Brechin  
DD9 6HE

- Lounge
- Fitted Dining Kitchen
- 3 Bedrooms
- Modern Bathroom
- Hallway
- Many extras
- GCH & DG
- Private Garden
- Extensive Storage
- EPC Band: D

Offers over £88,000

# 100a High Street, Brechin, DD9 6HE.

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 drive 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 Victorian maisonette flatted dwelling that offers extremely spacious accommodation. It has been well maintained over the years and modernised to offer the expected comforts by today's expectations. The accommodation, which is well proportioned and in excellent condition, comprises lounge, modern fitted dining kitchen, modern bathroom and master bedroom on the lower floor; while upstairs there are 2 double bedrooms. The property benefits from double glazing and gas central heating for economical heating costs. There is a sizeable area of private garden to the rear which is terraced and well-kept. Early viewing is strongly recommended to fully appreciate the value of this sizeable property which offers a lot of space for the growing family.

## Accommodation

A mahogany door with two stained glass panes gives access to the lower central hallway which leads by way of a stairway to the central hallway at first floor level. This area leads to the lounge, dining kitchen, bathroom and master bedroom on the lower floor; while an open tread staircase leads to bedrooms two and three on the upper floor. A cupboard provides useful storage accommodation and houses the Worcester boiler which fuels the gas central heating system. Coat hooks, thermostat, laminate flooring, telephone point, window to front, smoke alarm.



## Lounge 4.5m x 3.6m

This is a bright and spacious public room which is located to the front of the property. It overlooks the High Street. There is a living flame gas fire with brass dog grate, marble insert and hearth and timber surround which acts as a focal point. The original cornicing and central ceiling rose are pleasing features, laminate flooring, TV point, wall lights.



## Kitchen 4.3m x 3.9m

This is a modern fully fitted kitchen with substantial storage/workspace in wall and floor mounted storage units with "Cherrywood" veneered doors with matching dark laminate worktops. The Teka gas hob, Indesit fan assisted oven, cooker hood with stainless steel canopy, Fridgemaster fridge, Logik washing machine and Essentials dishwasher are all included in the sale. Stainless steel sink and drainer with tiled splash back, the window configuration enjoys an aspect in a westerly direction to Brechin Castle and the Cathedral. Laminate flooring, ample space for everyday dining.



**Bathroom**  
**3.2m x 1.8m**

Modern fitted bathroom with white suite which comprises back to wall toilet, vanity style wash hand basin with wall-to-wall low-level storage and bath with Mira Sprint electric shower fitment and folding glazed shower screen. There is ceramic tiling to ceiling height on all four walls, vinyl flooring, heated towel rail, shaver point.



**Bedroom One**  
**3.5m x 3.2m**

The master bedroom is a bright and spacious double which is located on the lower floor. There is a double fitted wardrobe with hanging rail, shelving and mirrored sliding doors and further fitted wardrobes with hanging rails, shelving and beech veneered doors. There was formerly a building warrant for the conversion of the fitted wardrobe into an en-suite shower room.

**Bedroom Two**  
**3.6m x 3.3m**

This is an ideal guest or family bedroom which is located on the upper floor. It enjoys a westerly aspect towards the Castle and Cathedral.



**Bedroom Three**  
**3.3m x 3.2m**

The third bedroom is a spacious double which is again well presented. There is access to the eaves storage space and a fitted wardrobe with shelving for storage, laminate flooring, window faces West.

#### **Extras**

All carpets, floorcoverings, the hob, oven, extractor hood, fridge, washing machine and dishwasher are included in the sale.

#### **Central Heating**

A gas-fired central heating system has been installed.

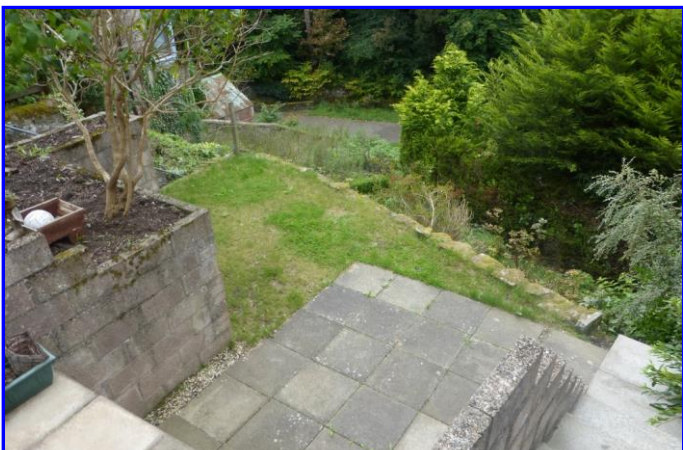
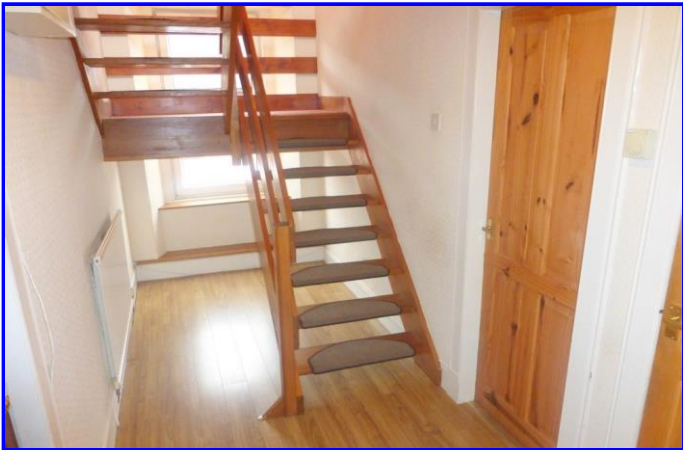
#### **Double Glazing**

All windows with the exception of the skylight are fitted with double glazed sealed units in UPVC frames.

#### **Garden and Yard**

To the rear the garden is terraced on three levels and there is an elevated herbaceous border which is stocked with mature trees and bushes. A paved patio faces west and traps the sun, rotary clothes dryer, storage shed and shared wash house. The garden extends to the bottom of the slope and is bounded by mature coniferous hedging. There is a further paved patio at the lower level.





*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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