



Shiells

2 Pearse Street
Brechin
DD9 6JR

Solicitors and Estate Agents

- Lounge
- Dining Kitchen
- Utility room
- 2 Bedrooms
- Bathroom
- Many extras
- GCH
- Shared Courtyard
- Shared Drying area
- EPC Band: E

Offers Over £105,000 ** PRICE REDUCED **

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2 Pearse Street, Brechin, DD9 6JR.

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, an end terraced townhouse was built in the late 19th century is of the Victorian era. It forms part of a large stone built detached house that has been converted into 3 impressive flatted dwellings. The property has been very well maintained over the years and has been fully upgraded and modernised to offer extremely comfortable accommodation by today's expectations. The rooms are generously proportioned and beautifully presented with many fine features and quality extras included. It benefits from gas central heating by way of a combi boiler. It comprises spacious dining kitchen and utility room on the ground floor; while upstairs there is the lounge, 2 bedrooms and family bathroom. There is a shared courtyard to the rear of the property as well as a shared drying area. Early viewing is strongly recommended to fully appreciate the value for money offered by this charming traditional home which simply exudes character.

Accommodation

A solid timber door with six glazed panes gives access to the entrance vestibule which has a bright and airy appearance that continues through the entire property. There is a large walk-in cupboard which provides useful storage space and has coat hooks. A 15 pane glazed door leads through to the lower central hallway. Laminate flooring.



Dining Kitchen

This is a modern fully fitted kitchen with ample storage/workspace in wall and floor mounted units with "mahogany" veneered doors and matching "Italian marble" worktops. The Belling gas hob, electric oven and cooker hood are included in the sale. Stainless steel 1 ½ bowl sink and drainer with tiled splash backs. Large larder cupboard, space for other white goods. The dining area is ideal both for entertaining and everyday family dining. The original cornicing is a pleasing feature. A window overlooks Pearse Street in a westerly direction. Bracket for TV.



Utility room

It is plumbed for washing machine and provides space for a tumble dryer and freezer. There is a wall mounted Worcester boiler which fuels the central heating system. Fitted shelves, coat hooks, window to rear, fluorescent light fitment.

Upper Landing

The central stairway exudes charm. A skylight provides natural lighting. A large walk-in wardrobe provides ample storage on shelving and a hanging rail. A glazed attic hatch leads to the attic.



Lounge

This is a bright and spacious public room with a window overlooking the cathedral and neighbouring properties to open countryside on the horizon. The original cornicing as a pleasing feature. There is a feature timber fire surround with "dark marble" insert and hearth acts as a focal point. Living flame electric fire, fitted bookshelves, pendant light fitment. It is currently used as a family bedroom within the bed and breakfast business.

Bedroom One

The master bedroom is a sizeable double in immaculate internal condition. There is a window overlooking the courtyard in a northerly direction. Original cornicing, tasteful décor, small fitted wardrobe, TV point.



Bedroom Two

This is an ideal guest or family bedroom which enjoys a pleasant aspect to the West. It is again impeccably presented, TV point.



Bathroom

Modern fitted bathroom with white suite which comprises low-level back to wall toilet, pedestal wash hand basin and bath with thermostatic shower fitment and glazed shower screen. There is aqua panel lining around the bath to ceiling height, some ceramic tiling, laminate flooring, window to side, roller blind.



Extras

All carpets, blinds, the gas hob, electric oven and cooker hood are included in the sale.

Central Heating

Gas central heating. The boiler was replaced in 2016.

Glazing

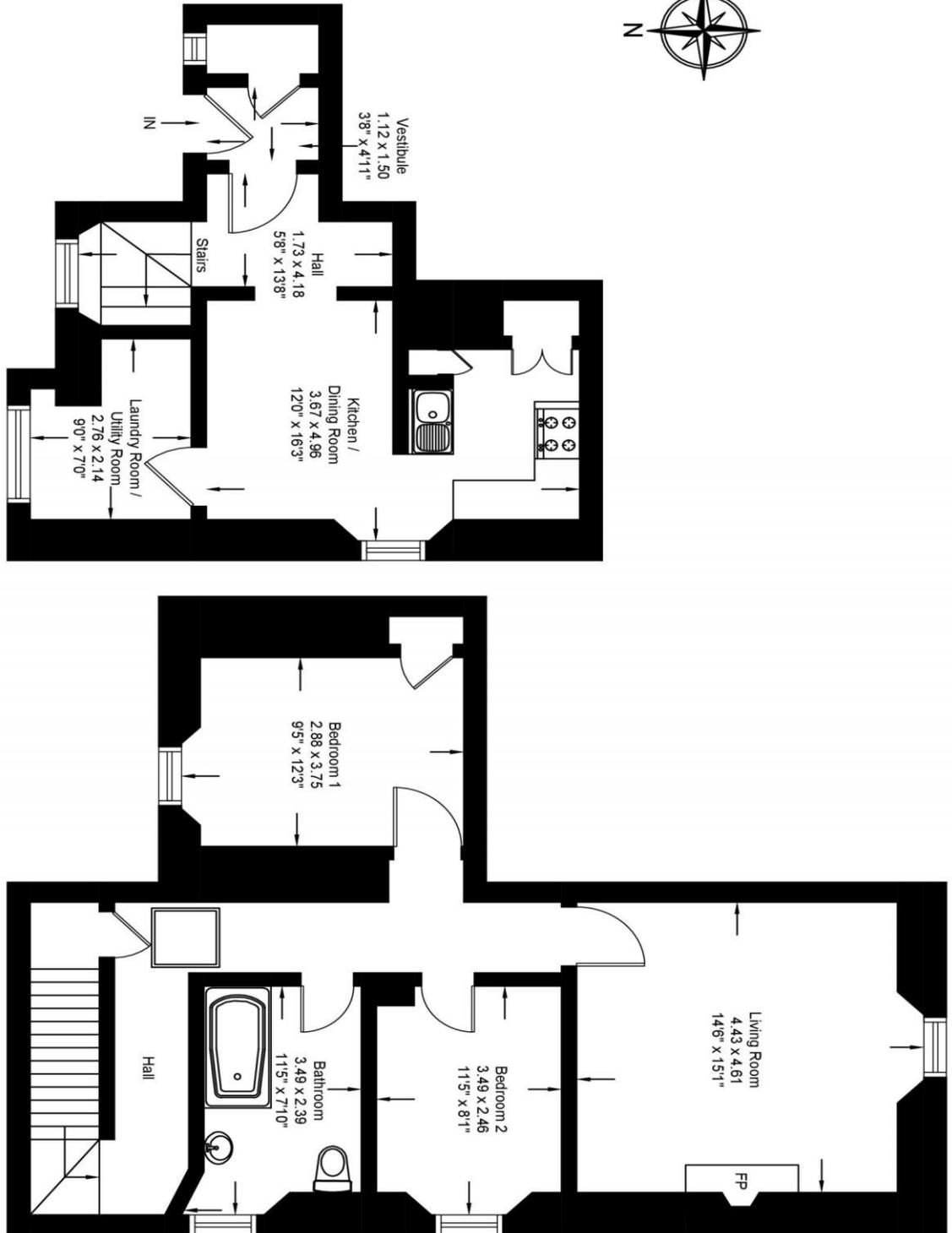
Single glazing.



Gardens

There is a communal courtyard to the rear of the property. A path leads to the shared drying area.





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)



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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