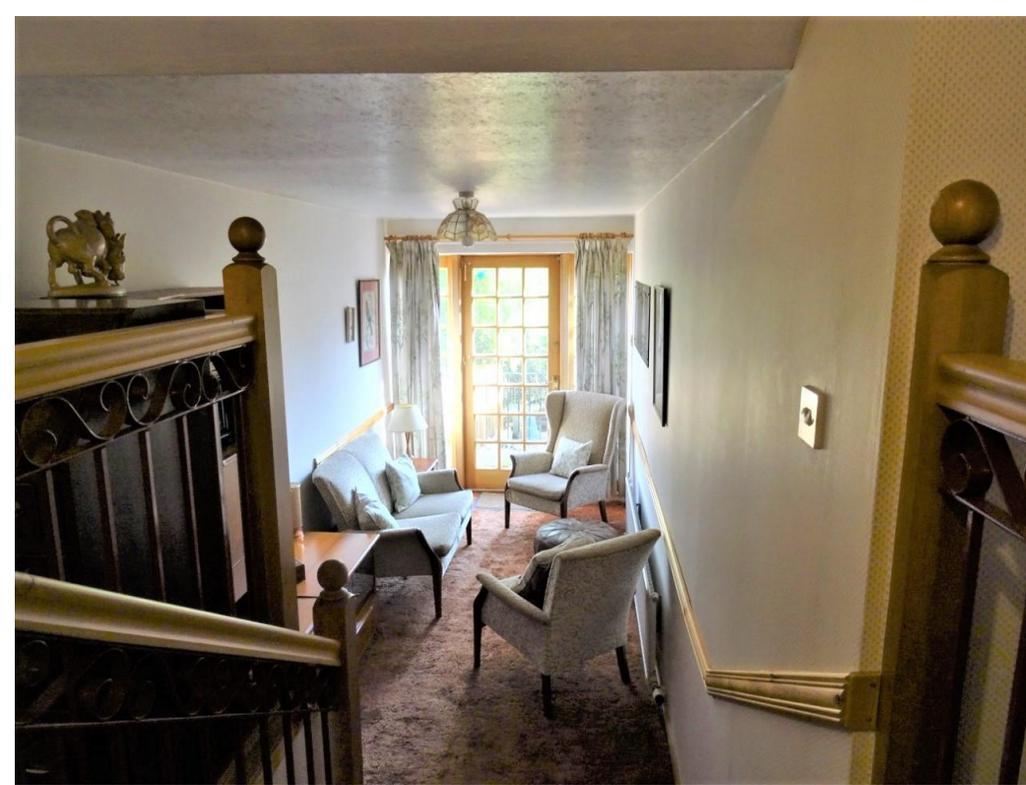




11 Church Street, Brechin DD9 6HB
Offers over £65,000

Chamber Practice 



CHARMING TRADITIONAL STONE BUILT TOWN HOUSE

- **2 Bedrooms**
- **Town House**
- **Central Location**
- **Unique Property**
- **Ideal Renovation Project**
- **Quirky History**
- **Gardens**

Once included a tiny public house known as 'The Plough' this being carved in stone to the front wall.

A unique terraced cottage, just off the High Street. The accommodation on 3 floors though immaculate, is dated and would benefit from being upgraded.

Comprising, Kitchen fitted with units and worktop, stainless steel sink, double oven & hob. Cottage style window to street. Dining area with gas fire and central heating unit behind. Built under stair cupboard housing electric fuse box. Wrought iron balustrade to 6 steps down to Sitting room with door out to garden.

Natural wood stairs to first floor. Landing with built in cupboards, Bedroom 1 Large single room with recessed window to front of property. Bathroom with pale grey suite of W.C. wash hand basin and bath with shower over. Fully tiled to walls. Recessed window. A further wooden stair to second floor landing with built in cupboards. Bedroom 2 Double room with window to front and access to attic.

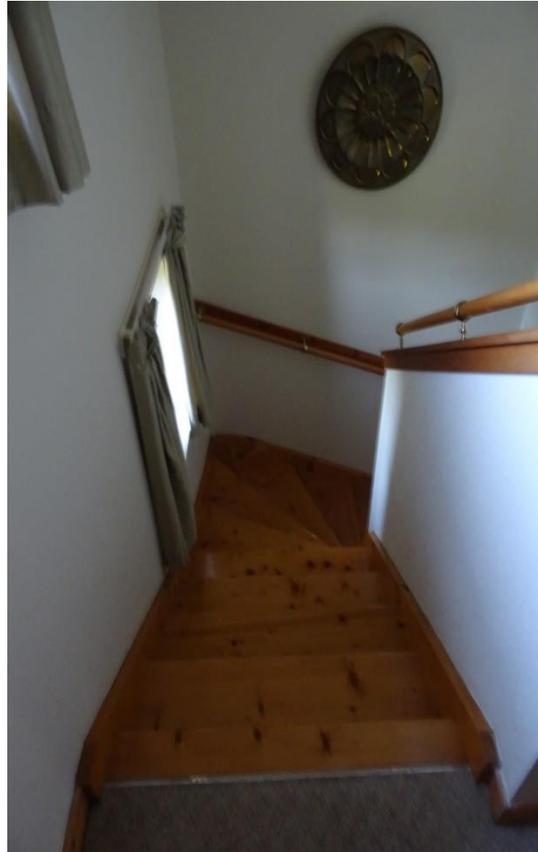
There is an enclosed area of garden ground to the back of the property.

At the heart of Brechin is the eye-catching cathedral and a remarkable 11th century round tower, along with High Street properties dating back to the 15th Century and one-time mill buildings which are attracting the attention of heritage preservation experts.

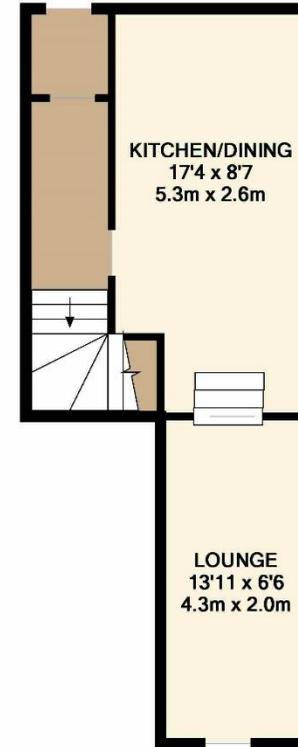
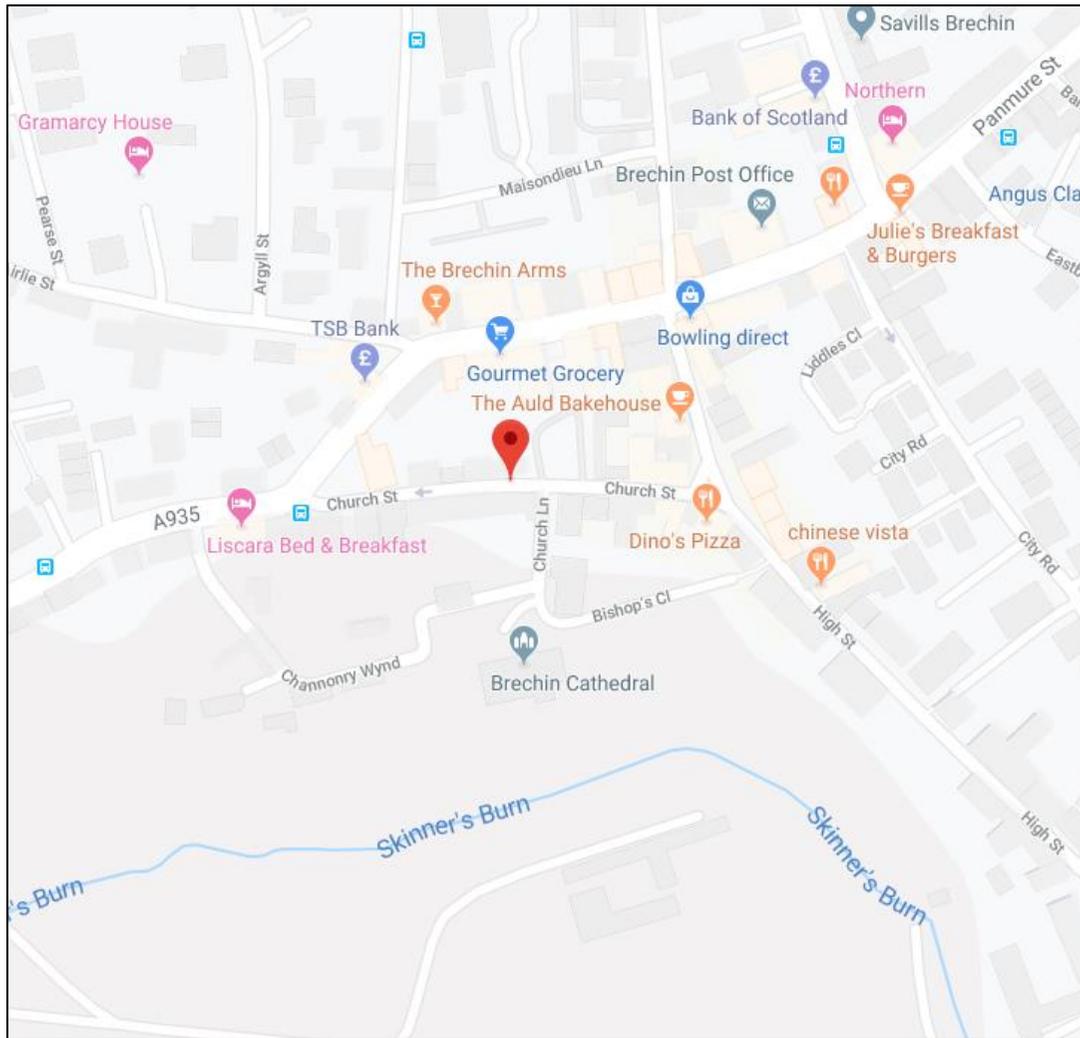
Another bypassed town which is handily placed for the A90 to Dundee and Aberdeen, Brechin - home of Brechin City FC - is large enough to offer its 8000 population one secondary school, several primaries and a wide range of shops and local businesses.

The communities nearby include Stracathro - which retains a Tayside Health Board hospital facility - the hamlet of Trinity and Edzell, renowned for the historic Dalhousie Arch spanning the entrance to an attractive Georgian era planned town.

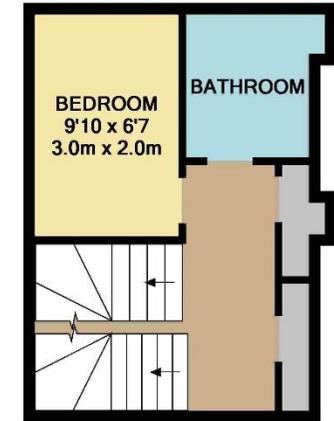
Once home to a major US military base, which finally closed in 1997, Edzell, which has a popular golf club, has successfully reinvented itself over the past 20 years.



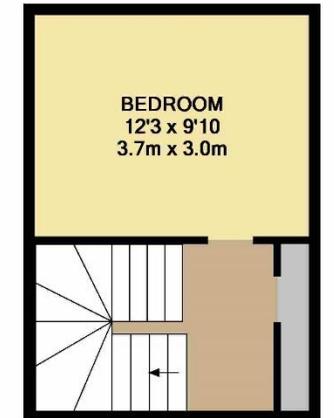
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GROUND FLOOR

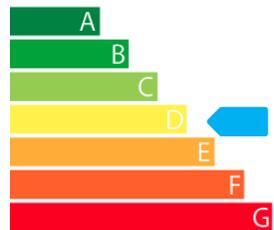


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.