



Shiells

**21 Clerk Street
Brechin
DD9 6AF**

Solicitors and Estate Agents

- Lounge/Dining area
- Fitted Kitchen
- 2 Bedrooms
- Bathroom
- Hallway
- Many extras
- GCH & FDG
- High Ceilings
- Immense Character
- EPC Band: D

Offers around £71,000

21 Clerk Street, Brechin, DD9 6AF.

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 traditional first floor flatted dwelling was formerly the offices of a farmers market which converted to a residential property some time ago. It was built in the late 19th century and is of the Victorian era. The property has been very well maintained over the years and has been fully upgraded and modernised to offer very comfortable accommodation by today's expectations. The rooms are generously proportioned and beautifully presented with many fine features and quality extras included in the sale. It benefits from gas central heating and full double glazing for economical running costs. It comprises large lounge/dining area, modern fitted kitchen, 2 double bedrooms and the modern bathroom. The tiled central stairway which leads to the main entrance door is a pleasing feature. Early viewing is strongly recommended to fully appreciate the value for money offered by this traditional flatted dwelling which simply exudes immense charm and character.

Accommodation



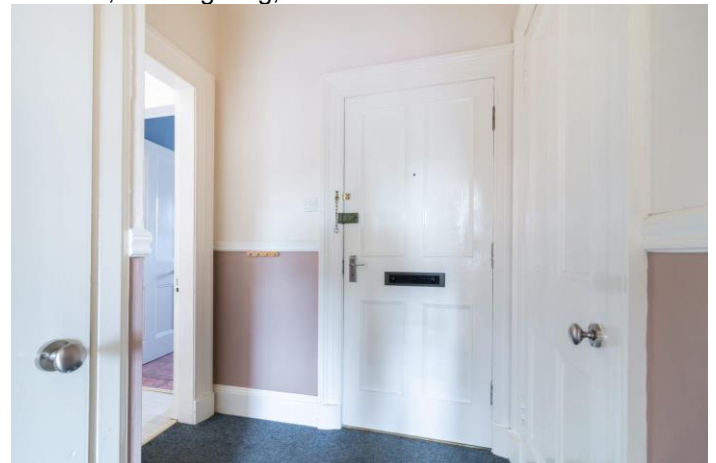
Lounge/Dining area

This is a bright and spacious public room which is located the front of the property and it faces east. There are special features that include the original cornicing, picture rails, dado rails and the fireplace with timber surround and marble hearth and insert. The windows are of the sash and case type and have double glazed sealed units. There is a cupboard with an integrated safe which remains functional. Laminate flooring.



Kitchen

Modern fully fitted kitchen with ample storage/workspace in wall and floor mounted storage units with beech trim with blue veneered doors with laminate worktops. The Teka electric hob, New World fan assisted oven and grill, and extractor hood are all included in the sale. Stainless steel sink and drainer with tiled splash backs, window to rear with a view over the rooftops, wall mounted Worcester boiler fuels the central heating system, original cornicing, heat detector, track lighting, dado rail.





Bedroom One

The master bedroom is a bright and spacious double which is located to the rear of the property and enjoys an aspect in a westerly direction. Dado rail, original cornicing, spotlights, laminate flooring. Further cupboard with another safe which is not functioning. TV point.



Bathroom

Modern fitted bathroom with white suite which comprises back to wall toilet, pedestal wash hand basin and bath with Aqualisa thermostatic shower fitment, shower rail and curtain. There is ceramic tiling to ceiling height within the bath area, extractor fan, vinyl flooring, vanity shelf, mirrored bathroom cabinet.



Bedroom Two

The second bedroom is an ideal guest or family bedroom with a window to the front. Original cornicing, fitted wardrobe with mirrored easy glide sliding doors, hanging rail and shelf. There is ample space for freestanding furniture.

Hallway

A cupboard houses the electric and gas meters. Cloak cupboard with hanging rail and shelf. The hallway gives access to the lounge, bedroom two and bathroom from the main entrance door.

Extras

All carpets, the hob, oven and extractor hood are included.

Double Glazing

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

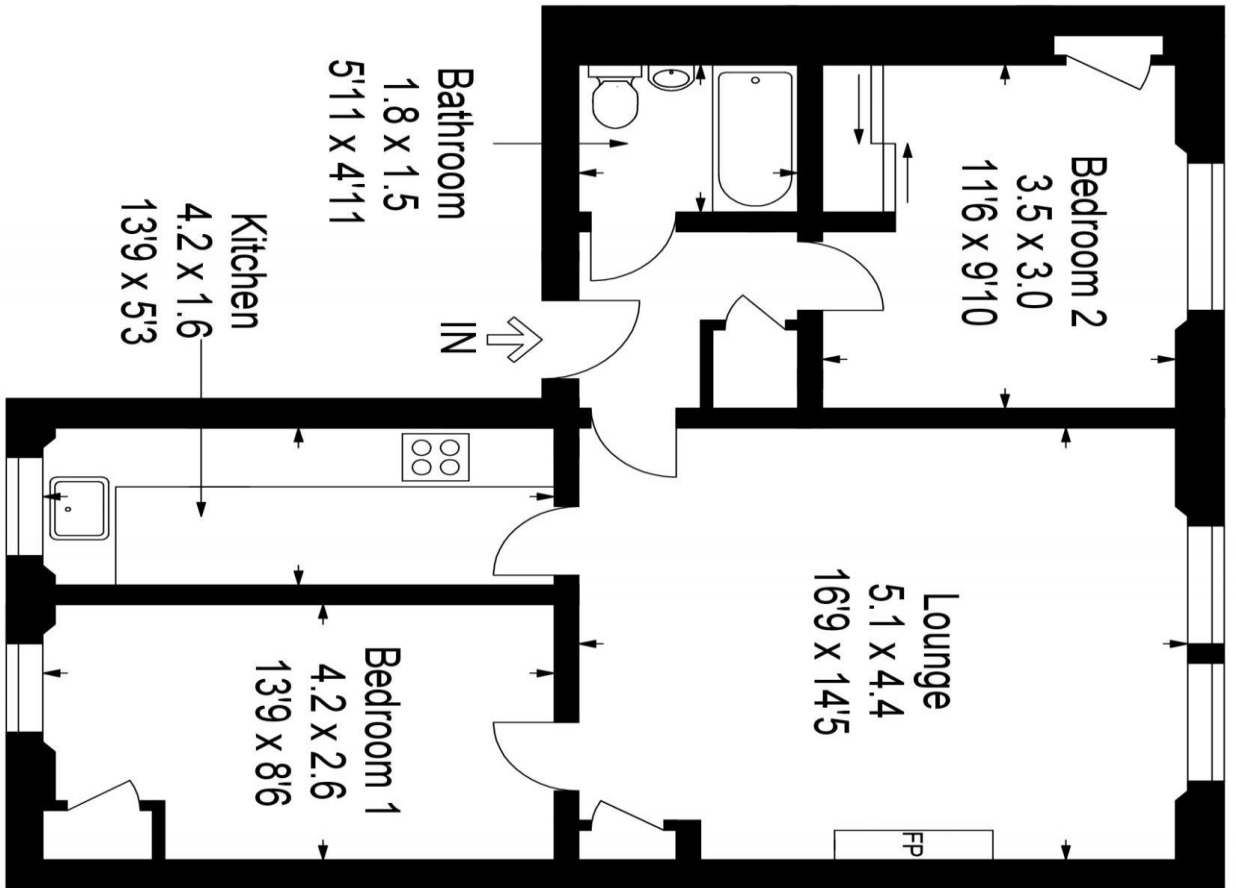
Central Heating

A gas fired central heating system has been installed.

Storage

There is a cupboard on ground floor level that provides storage for the flat.





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DIGITAL CONTENT CREATION

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)

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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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