



Shiells

Solicitors and Estate Agents

Glendye
11a Dalhousie Street,
Brechtin, DD9 7BB

- Lounge
- Family room
- Fabulous Kitchen
- 4 Bedrooms
- 2 Designer Washrooms
- Extras include Agas
- GCH & FDG
- Gardens
- Garage
- EPC Band: D

Offers over £265,000

Glendye, 11a Dalhousie Street, Brechin, DD9 7BB.

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 property was constructed around 1900 and has been well maintained over the years. It has been fully upgraded and modernised at considerable expense by its current owners to offer extremely luxurious accommodation by today's expectations. The rooms are well proportioned and are in fabulous internal order retaining many period features. The property benefits from gas central heating and full double glazing for economical running costs in the colder months. The accommodation comprises lounge with bay window, designer bathroom, luxury dining kitchen with two Aga cookers, utility room and family room on the ground floor; while upstairs there are 4 good bedrooms and the shower room. There is a well-kept garden which is easily maintained. There is a timber garage which provides off-street parking. Early viewing is strongly recommended to fully appreciate the value of this superb terraced house which retains period features and offers ideal accommodation for the growing family.

Accommodation

A solid timber door gives access to the entrance vestibule which leads directly through to the central hallway by way of a glazed door. Feature Lincrusta panelling to dado level, original cornicing, linoleum flooring.



Central Hallway

An impressive central hallway with special features that include the original cornicing, timber woodwork and antique radiator. The original pine balustrade and staircase is particularly pleasing. Smoke alarm, coat hooks.



Lounge

5.6m x 4.3m

This is a bright public room that enjoys an immediate air of elegance. It is located to the front of the property and there is a bay window which enjoys a southerly aspect to open countryside on the horizon. Original cornicing, central ceiling rose, Lincrusta panelling. There is a feature open fire with cast-iron insert, marble hearth and timber surround which acts as a focal point. Telephone point, TV point, antique radiator.





Bathroom
4.6m x 3.4m

Truly stunning fitted bathroom by Heritage Bathrooms with white suite which comprises back to wall toilet with high-level water closet, bidet, twin wash hand basins, roll top bath with crows' feet and corner shower cubicle with thermostatic shower fitment and semi-circular glazed enclosure. Lincusta panelling, original cornicing, window to rear with venetian blinds, antique radiator, heated towel rail, natural oak flooring.



Dining Kitchen
4.4m x 3.8m

The bespoke kitchen was designed by Callum Walker Interiors of Perth. The units are by Edwin Loxley who craft some of the finest bespoke furniture that money can buy. It has been fitted with wall and floor mounted units with an ivory finish with pewter handles and granite worktops. There is a traditional AGA with 3 ovens and two hotplates as well as a freestanding dual fuel Aga 60 with gas hob and 2 ovens. Belfast sink with granite splashbacks, Decorative cornicing, window to side with Roman blind. Feature slate flooring, ample space for everyday family dining a timber door leads through to the family room. An under stair cupboard house the hot water cylinder and provides storage.





Family room
2.9m x 2.2m

An additional sitting room with windows overlooking the rear garden and a glazed door giving direct access. It is currently used as a TV room and is the ideal peaceful retreat. TV point, venetian blinds, fitted carpet.

Utility room
1.2m x 1.8m

The utility room has been fitted with wall and floor mounted storage units with cream veneered doors with pewter handles and laminate worktops. Stainless steel sink and drainer, vinyl flooring, skylight. There is space and plumbing for a washing machine and other white goods, fluorescent light fitment, a cupboard provides storage and houses the Worcester condenser boiler.



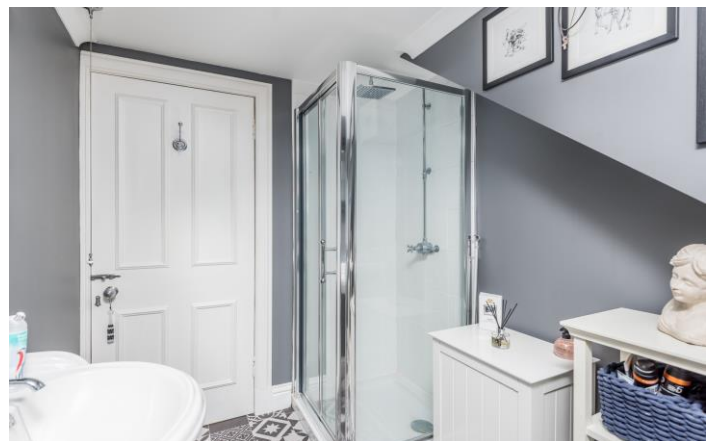
Bedroom Three
3.6m x 2.35m

The third bedroom is a bright double which is located to the rear of the property. There is a window which enjoys an aspect in a westerly direction. A ceiling hatch gives access to the attic. Original antique radiator, decorative coving.



Upper Landings

There is a small staircase to the rear which leads to the third bedroom and the shower room from the half landing. A velux window provides natural lighting. The main staircase leads to the remaining bedrooms on the first floor. The gallery style balustrade is very pleasing.



Shower room
2.65m x 1.75m

Luxury fitted shower room with white suite by heritage Bathrooms which comprises back to wall toilet, pedestal wash hand basin and corner shower cubicle with thermostatic shower fitment and front entry glazed shower enclosure. Decorative corning, vinyl flooring.



Bedroom One
5.45m x 3.4m

The master bedroom is a bright and spacious double which is located to the front of the property. There is a dormer window which enjoys breath-taking panoramic aspects to open countryside on the horizon. Decorative cornicing, antique radiator, ample space for freestanding furniture, TV point, telephone point.



Bedroom Two
4.5m x 3.45m

This is an ideal guest or family bedroom which is in immaculate order. There is a window to the rear which overlooks the garden in a northerly direction. Decorative cornicing, ample space for freestanding furniture. This is an ideal teenager's room, antique radiator.

Bedroom Four
2.95m x 2.3m

The fourth bedroom is a well presented single with open views to the front. The level of interior design is again very high indeed.

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.

Extras

All carpets, blinds, the Aga and freestanding Aga dual fuel cooker are included in the sale.



Gardens

To the front there is an area of lawn which is well kept. There is an herbaceous border with a number of shrubs and there is mature hedging on either side of the garden. The paved path leads to the front door and there is a small terrace which traps the sun. External light. To the rear is a large sundeck which traps the summer sun, a large drying green and a further area of lawn which is elevated. The rear garden is enclosed by timber fencing and a gate leads to Infirmary Street. A large external shed provides storage for freezers and the like and there is a worktop, fitted shelving, power and light. Small summerhouse, external tap and external lighting.



Garage

Timber garage which gives access to Infirmary Street. There is power, light, double doors and a rear personal door.



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.

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