



22-24 City Road, Brechin, DD9 6DW

Offers over £75,000

Contact Solicitors to arrange an
appointment to view

01382203000

Chamber Practice 

- **Development Opportunity**
- **Ground Floor - 4 Rooms** Fantastic opportunity to purchase this traditional semi-detached building, over two levels, situated in a quiet location within easy reach of many local amenities including convenience stores, schools and local transport. Brechin town centre is also within walking distance.
- **First Floor 3 Bed Flat**
- **Integral Garage** The property currently consists of a Store, 3 further rooms and attached integral garage at ground floor level and first floor flat with hallway, lounge, 3 bedrooms, kitchen and bathroom.
- **Shared Driveway** Whilst substantial improvements are required, there is potential to convert to flats and/or commercial/retail use, subject to local authority planning consents.
- **Mains Water, Gas & Electricity** Early viewing is recommended.
- **Quiet Location**

The historic Cathedral City of Brechin is situated in close proximity to the A90, and within easy commuting distance to Dundee or Aberdeen and the Angus towns of Forfar, Arbroath and Montrose.

Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin offers a wealth of amenities including primary and secondary schools, a health centre, local shops, the Brechin Community Campus at Brechin High School with football grounds and gymnasium and library.

Centrally located between the Grampian Mountains and the coast there are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside. The Attic is a popular drop in centre for local youths, making Brechin an ideal environment for a full family life.