

## A.C. MORRISON & RICHARDS



### **6 Latch Road, Brechin, DD9 6JE**

We are delighted to bring to the sales market this truly stunning two bedroom self-contained upper apartment, housed within a two flatted Victorian stone built building.

Having been totally modernised by the current owner to include a new kitchen and shower room, the accommodation is exceptionally spacious and has been tastefully decorated throughout to include recently laid high quality carpets throughout. Benefitting from full double glazing, gas central heating, high ceilings, ornate corning and a stunning feature fireplace in the lounge early viewing is strongly recommended to fully appreciate the value of this home.

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The accommodation comprises a bright and spacious lounge with a bay window, modern dining kitchen with ample space for table and chairs, two freshly decorated bedrooms, both with fitted wardrobes and a luxury shower room. There is a private area of garden to the front of the property along with a shared rear garden.

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.

## Accommodation

### Entrance Hallway

With a beautifully carpeted staircase gives access to the upper accommodation. The first floor hallway is on split level with built in storage cupboards providing ample storage space. Hatch to a fully insulated loft space. Radiator.

### Lounge (6.04m x 4.18m approx)

This truly stunning lounge has a bay window enjoying a lovely open outlook over the front of the property. Feature fireplace with a tiled hearth and insert housing a gas fire. Ornate ceiling cornicing and central ceiling rose. Wooden blinds. High quality carpet. Light fitting. Radiator.

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### Dining Kitchen (4.02m x 3.22m approx)

Extremely spacious dining kitchen with 2 windows overlooking the side of the property. Fitted with a wide range of white fronted wall and base units providing ample storage and worktop space with contrasting worktops. 4 ring gas hob, double under oven and extractor hood. The dining area is ideal both for entertaining and everyday family dining. Roller blinds to windows. Vinyl flooring. Radiator. The kitchen appliances can be made available by separate negotiation.

### Double Bedroom (1) (4.17m x 3.75m approx)

This bright and spacious double bedroom has been freshly decorated. Full length mirror fronted wardrobes providing a good range of shelving and hanging space. Feature wall papered wall. TV aerial point. Curtains and wooden slatted blinds. High quality carpet. Radiator.

### Bedroom (2) (3.21m x 2.16m approx)

Overlooking the front of the property with wooden slatted blinds to the window. Mirror fronted wardrobe providing shelving and hanging space. Ceiling cornicing. High quality carpet. Radiator.

### Shower Room (2.68m x 1.60m approx)

Recently installed shower room, fitted with a three piece white suite comprising WC, wash hand basin in vanity unit and a double shower cubicle with Aqua panelling to walls. Window to side.

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### Outside

To the front of the property lies an extremely well cared for garden with an area pertaining to the apartment, well stocked with mature shrubs and trees. Paved paths give access to the front door and to the rear garden. To the side there is an exclusive garden shed. The rear garden has a shared patio which traps the summer sun along with a shared drying green.



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