



Solicitors & Estate Agents



16 Cookston Crescent, Brechin, DD9 6BP

Extended Detached House EPC Band: C

FIXED PRICE **£255,000**

16 Cookston Crescent, Brechin, DD9 6BP.

Extended Chalet-Style Bungalow

Overview

- Detached
- 4 Bedrooms
- 2 Reception Rooms
- Luxury Kitchen
- Bathroom
- Shower Room
- Dressing room
- Gas Central Heating
- Double Glazing
- Driveway & Garage
- Neat Gardens
- Close to local facilities



A beautifully presented extended detached home in this sought-after residential locale which is close to shops & schools.



Viewers will be impressed by the accommodation offered by this superb 4 bedroomed detached home. It comprises lounge, sun lounge, modern fitted kitchen, 2 bedrooms and shower room on the ground floor; whilst upstairs there are 2 further large bedrooms, a dressing room and the family bathroom. It benefits from full insulation, gas central heating and double glazing. There are easily kept gardens which offer further potential. Parking is available on the gravel hardstand and in the garage. Early viewing is strongly recommended to fully appreciate the value of this ideal family home. Please contact us for further details and viewing arrangements.



Extras

All carpets and blinds, the hob, oven, extractor and slimline dishwasher are included in the sale.

Gardens.

To the front the garden is laid in gravel to provide parking. The enclosed rear garden is laid in grass with a decked area and borders that are well stocked.

Parking

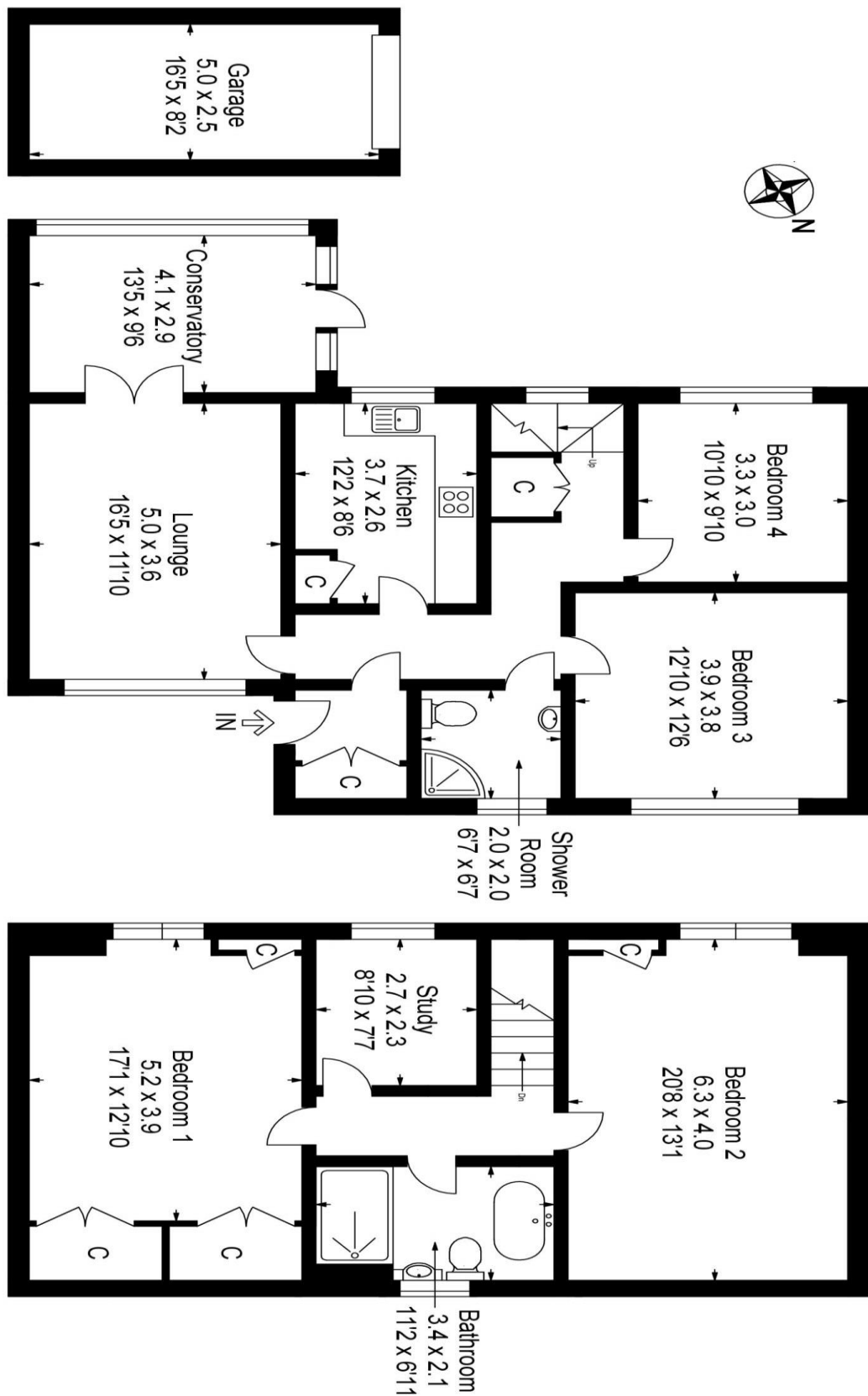
The large gravel hardstand and single garage with roller door offer ample off-street parking.

EPC Band: C



Directions

From our offices head for Cookston Road and take the first right into Cookston Crescent. No 16 is located on the right when heading eastwards as indicated by our for-sale board.



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)

VistaBee
DIGITAL CONTENT CREATION

© VistaBee 2022

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

Tel: 01356 622 171



31a St David Street, Brechin, Angus DD9 6EG



Phone: 01356 622 171 Email: property@shiells-law.co.uk

www.shiellslaw.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.