

Shiells

Solicitors & Estate Agents



21 Church Street, Brechin, DD9 6HB

2 storey Traditional Townhouse EPC Band: C

Fixed Price **£99,500**

21 Church Street, Brechin, DD9 6HB.

Traditional Townhouse

Overview

- End of Terrace
- 2 Bedrooms
- Lounge/dining area
- Modern Kitchen
- Shower room
- Basement Study/Utility area
- Gas Central Heating
- Partial Secondary Glazing
- Drying area
- Private Garden
- Ample Parking
- Close to local shops etc.



Built in 1758 this is a rare opportunity to purchase your own little piece of history bang in the centre of town.



This is a home chock full of character and will appeal to the discerning purchaser. It comprises lounge/dining area with feature fireplace and modern kitchen on the ground floor; whilst upstairs there are 2 double bedrooms and a shower room. In the basement there is an area which could be used as a study or for additional storage. This property benefits from gas central heating and partial secondary glazing for comfort in the cooler months.

It represents incredible value on today's market and is worth a look.



Extras

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

Garden

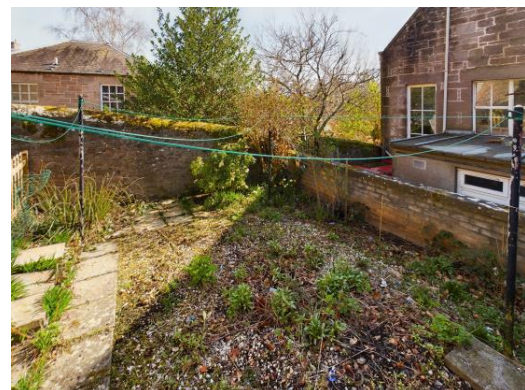
There is a small private garden to the rear. It is enclosed by stone walls and picket fencing and is largely laid in gravel. It offers immense potential to the keen gardener.

Parking

There is ample parking on Church Street and in the car park across the road. There are council owned garages nearby which may be available for rent.

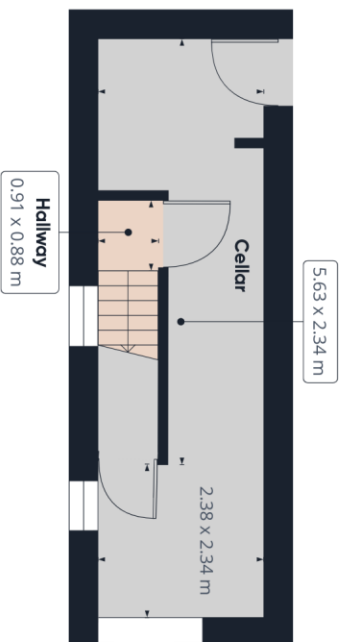
Listed

The property is a category B listed building.

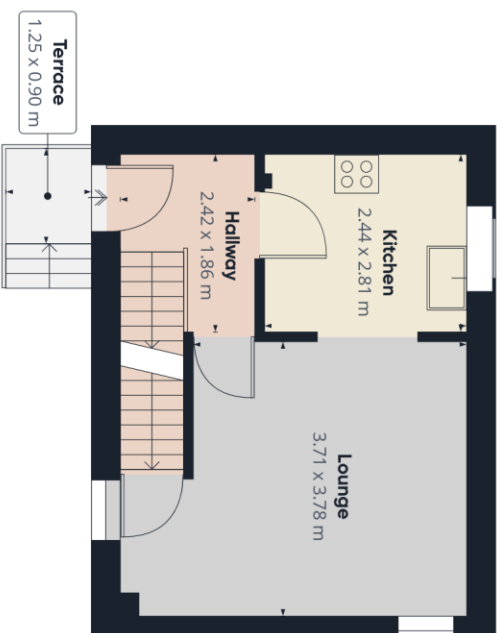


Directions

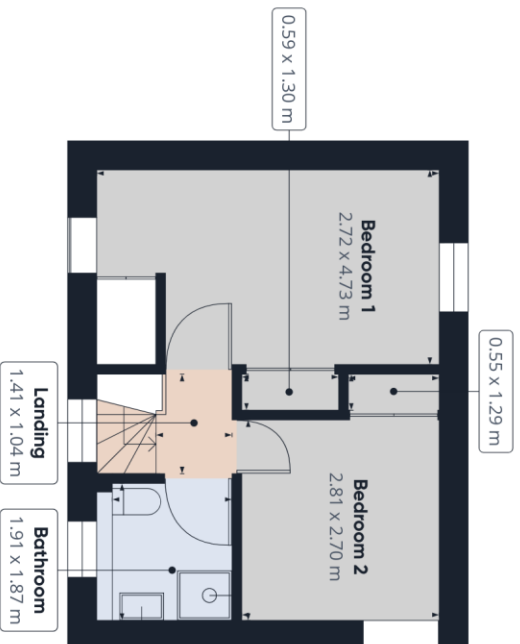
From our office head eastwards and take the first right down the High Street followed by a right at the Museum into Church Street. No 21 is located on the left opposite the carpark as indicated by our for-sale board.



Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾
74.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.