

Shiells

Solicitors & Estate Agents



21 Church Street, Brechin, DD9 6HB

2 storey Traditional Townhouse EPC Band: C

Fixed Price **£110,000**

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.



Early viewing is highly recommended to fully appreciate the value of this home of character that will appeal to the discerning purchaser. It comprises lounge/dining area and modern kitchen on the ground floor; upstairs there are 2 bedrooms and the shower room; in the basement there is a study/utility room as well as storage. It benefits from gas central heating and partial secondary glazing for comfort in the cooler months. There is an easily-kept garden to the rear which offers potential. Parking is available on the street or in the car park across the road. 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.

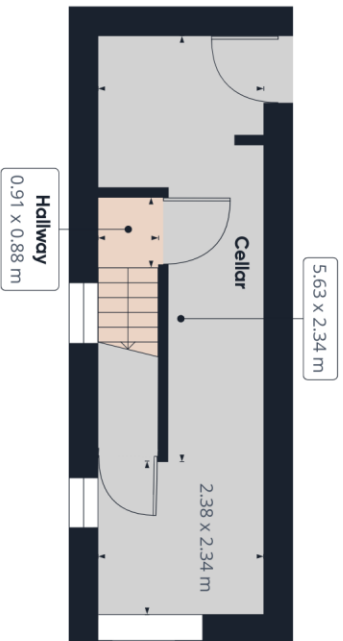
Listed

The property is a category B listed building.

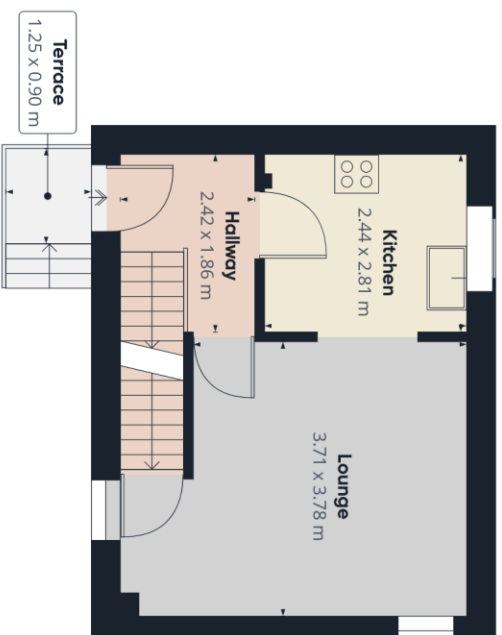


Directions

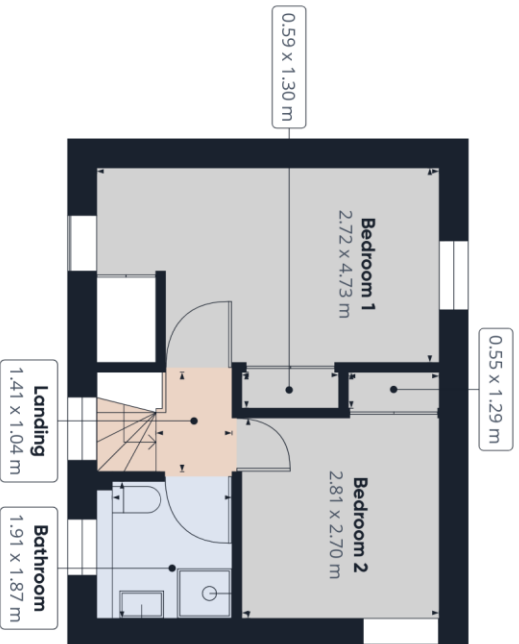
From our office head eastwards and take the first right down the High Street followed by a right at the Museum into Church Street. No 21 is located on the left opposite the carpark as indicated by our for-sale board.



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.