



Solicitors & Estate Agents



## 2 Duke Street, Brechin, DD9 6JY

Detached Edwardian House

EPC Band: D

Offers over **£345,000**

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Detached Edwardian House

## Overview

- Detached
- 4 Bedrooms
- 2 Reception Rooms
- Dining Kitchen
- Utility room
- Bathroom & Shower Room
- Hallway
- Gas Central Heating
- Driveway
- Large Mature Gardens
- Outhouses
- Close to Community Campus



*A substantial, detached property that exudes great charm and character with mature gardens that offer further potential.*



This traditional detached house offers exceptional value on today's market and will appeal to family home purchasers. In excellent order it comprises lounge, sitting room, modern dining kitchen with pantry, utility room and shower room on the ground floor; while upstairs there are 4 bedrooms and the family bathroom. It benefits from gas central heating for comfort in the cooler months. The gardens are a feature on account of their size and potential. There is parking available on the driveway and to the rear of the property. Early viewing is recommended to fully appreciate the value of this ideal family home. Please contact us for further information and viewing.



### Extras

All carpets and blinds and the integrated appliances are included in the sale.

### Gardens

To the front there is a large sun terrace, lawn with borders and an extensive range of trees. To the rear there is a gravel hardstand, lawn with borders and 3 outhouses and greenhouse.

### Parking

There is a driveway to the side that gives access to the rear hardstand for additional off-street parking if required.

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## Directions

From our offices in St David Street proceed up Airlie Street and at the crossroads proceed straight across into Duke Street. No 2 is located on the right at the intersection with Latch Road. It is indicated by our for-sale board.



Floor 0

Approximate total area<sup>(1)</sup>  
145.36 m<sup>2</sup>



Floor 2

(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.

GIRAFFE360

## 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



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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.