

Shiells

Solicitors & Estate Agents



**Flat C, Clatto House, 30 Bank Street,
Brechin, DD9 6AX**
First Floor Flat EPC Band: B

Offers over **£100,000**

Flat C, Clatto House, 30 Bank Street, Brechin, DD9 6AX

First Floor Flat

Overview

- First Floor Flat
- 2 Bedrooms
- Lounge
- Dining Kitchen
- Bathroom
- Hallway
- Gas Central Heating
- Double Glazing
- Shared Gardens
- Private Parking Space
- Lift Access to Upper Floors
- Close to local shops



A well-presented spacious property that enjoys a quiet yet central location within easy access of shops and other amenities.



This superb first floor flat offers exceptional value on today's market and will appeal to all age groups. It comprises lounge with bay window, modern fitted dining kitchen, 2 double bedrooms with fitted wardrobes and a modern bathroom. It benefits from gas central heating and double glazing for comfort in the cooler months. There are private gardens to the rear of the property and an allocated parking space to the front. There is an elevator system in place which may be of interest to buyers that are not so mobile as they once were. Early viewing is strongly recommended to fully appreciate the value of this ideal starter/retirement home.



Extras

All carpets, the hob, oven, extractor hood, washing machine and fridge freezer are included in the sale.

Door Entry System in place.

Gardens

A path to the side leads to the gardens at the rear. They are totally enclosed and laid in gravel for ease of maintenance. Bin store area.

Parking

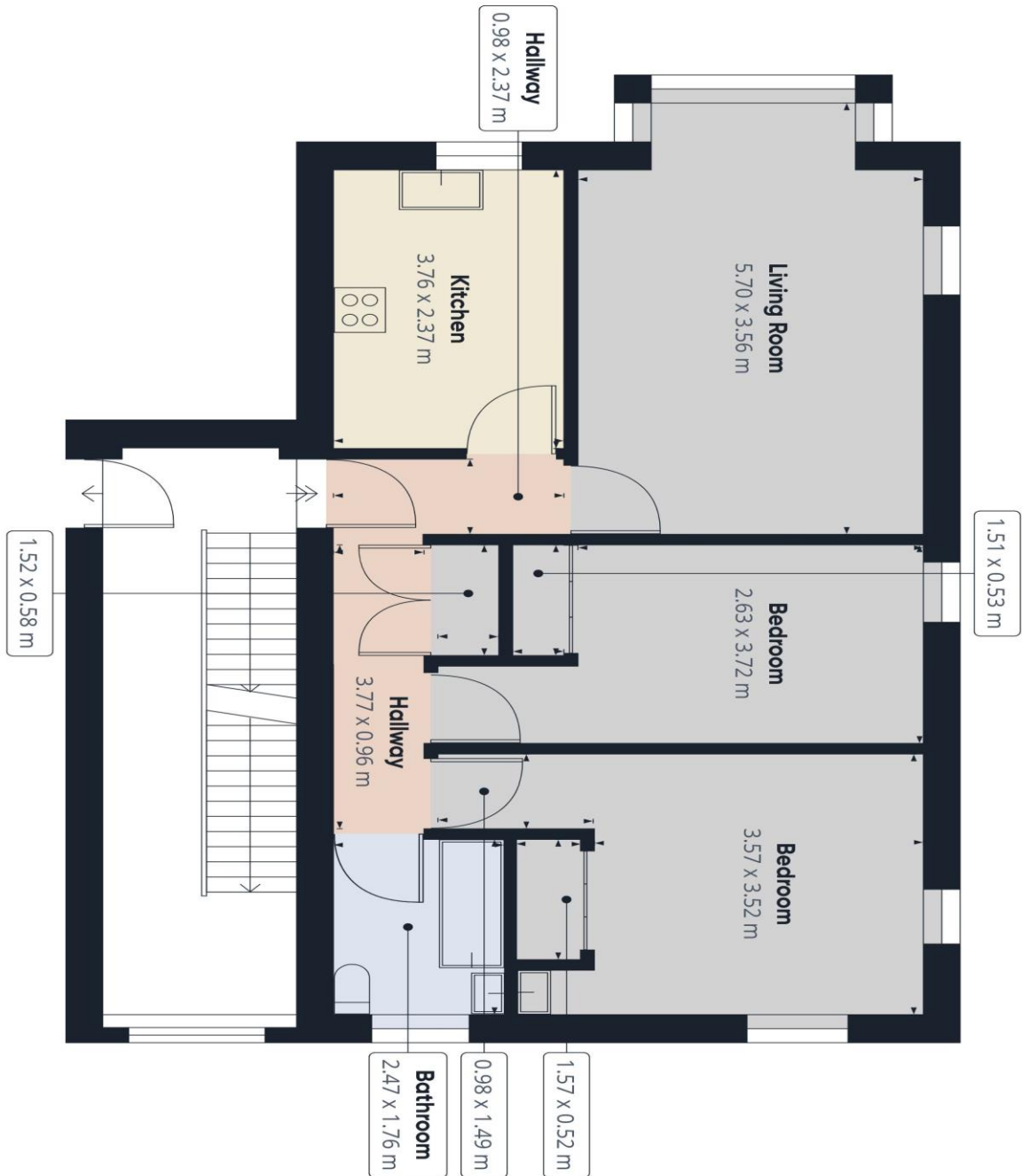
Private allocated parking space to the front.

EPC Band: B



Directions

From our office head eastwards onto St David Street and proceed along Swan Street which continues into Panmure Street. Bank street is then second on the right with Clatto House being located on the left just after the old council buildings. Flat C is accessed by way of the buzzer.



Approximate total area⁽¹⁾
68.02 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.

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



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



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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.