



Solicitors & Estate Agents



**2b Crockatts Buildings, Montrose Street,
Brechin, DD9 7DH**

Second Floor Flat EPC Band: C

Offers over **£30,000**

A well-presented spacious property situated in this central location within the town of Brechin close to most amenities.



Buy to Let investors should seriously consider this traditional one bedroom second floor flat in this traditional block. It comprises bright lounge, fitted kitchen, double bedroom and bathroom. It benefits from gas central heating and double glazing for comfort in the cooler months. It is currently let on a short assured tenancy and offers an opportunity for immediate income at a competitive price. There is parking available on the street adjacent to the block. Early viewing is strongly recommended to fully appreciate the value of this ideal rental flat. Please contact us for further information and viewing arrangements.

Lounge	12'10" x 9'6"	3.9m x 2.9m
Kitchen	8'9" x 7'3"	2.6m x 2.2m
Bedroom	12'2" x 10'	3.7m x 3.0m
Bathroom	6' x 5'6"	1.8m x 1.6m

Extras

All carpets and white goods are included in the sale.

Tenancy Income

There is a tenant in place and he has been in the property since 2012. The rent is currently £260 per month so the gross annual income amounts to £3,120.

Garden

Shared yard and garden to the rear of the property.

EPC Band: C

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.