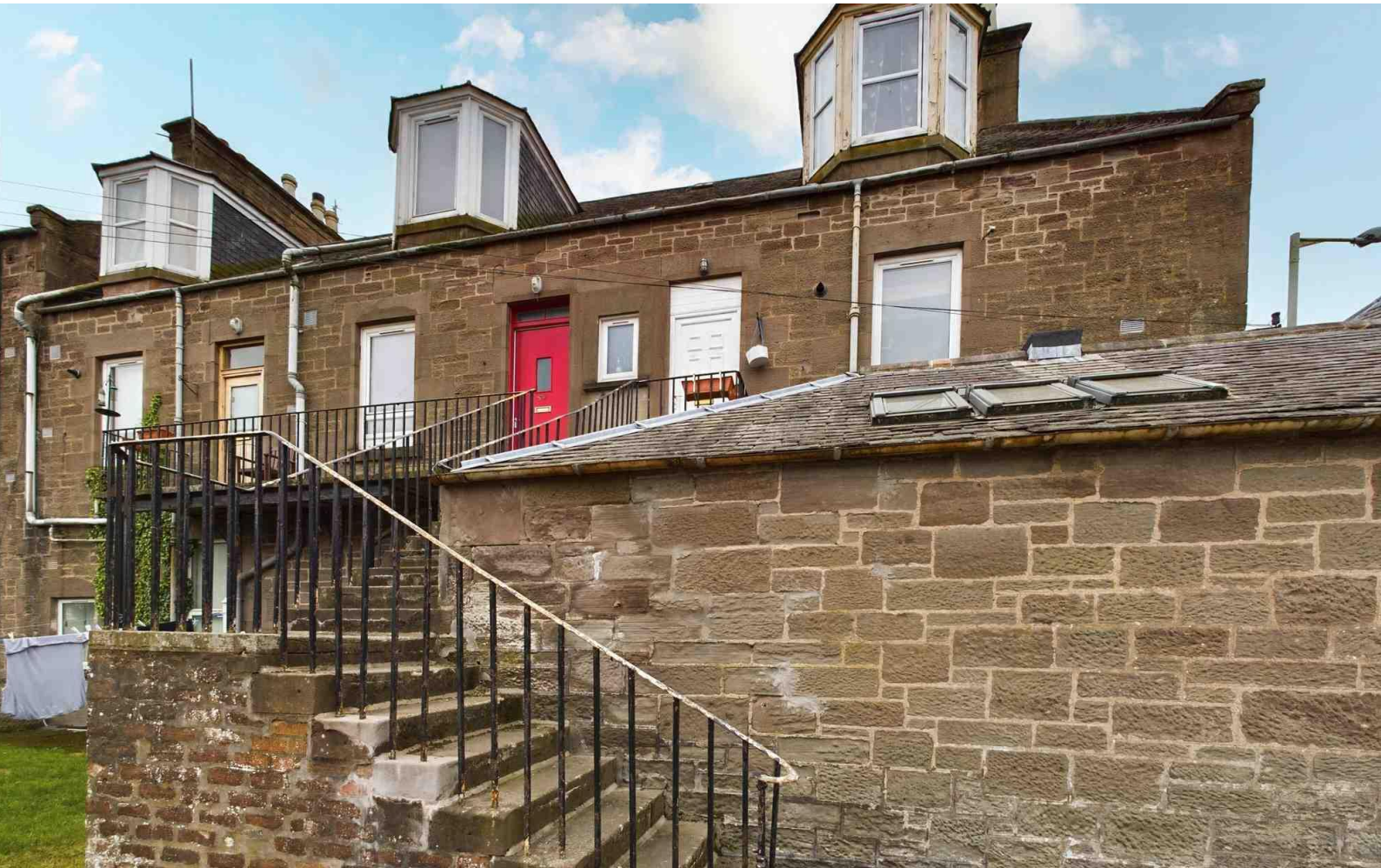


Shiells

Solicitors & Estate Agents



63b Montrose Street, Brechin, DD9 7BZ

Upper Maisonette Flat EPC Band: F

Offers over **£69,000**

63b Montrose Street, Brechin, DD9 7BZ

Upper Maisonette Flat

Overview

- First & Second floors
- 2 Bedrooms
- Lounge
- Modern Kitchen
- Modern Bathroom
- Hallway
- Programmable Electric Heating
- Double Glazing
- Shared Garden
- Parking nearby
- Close to local shops etc.



A traditional property that has been modernized to offer comfortable accommodation for the small family.



This traditional maisonette flat offers exceptional value on today's market and will appeal to the family home purchaser. Well presented internally it comprises lounge, modern fitted kitchen, 2 double bedrooms and modern bathroom. It benefits from Haverland electric heating and full double glazing for comfort in the cooler months. There are shared gardens to the rear with a drying area, bin storage and a yard. Parking is available to the front of the property within a short walk. Early viewing is strongly recommended to fully appreciate the value of this ideal starter/family home. Please contact us for further details and viewing.



Extras

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

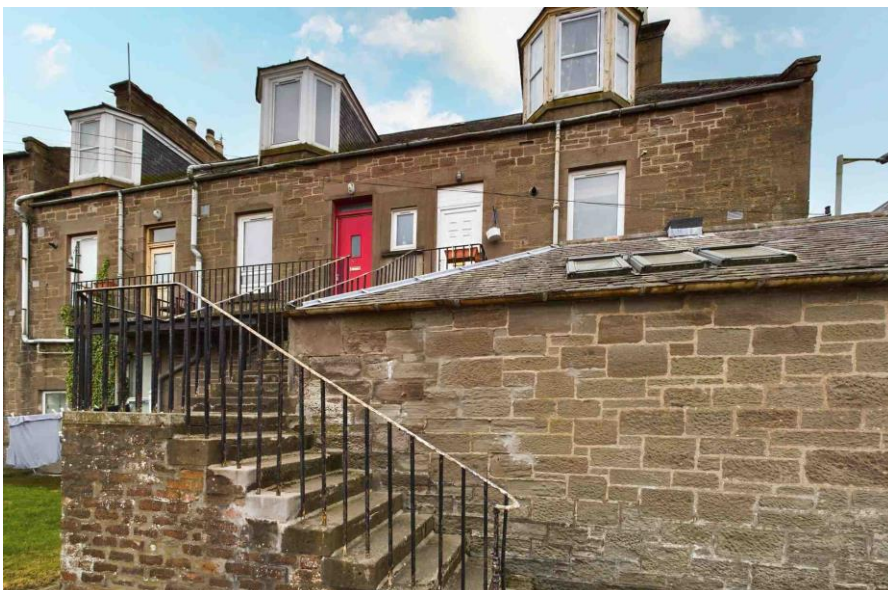
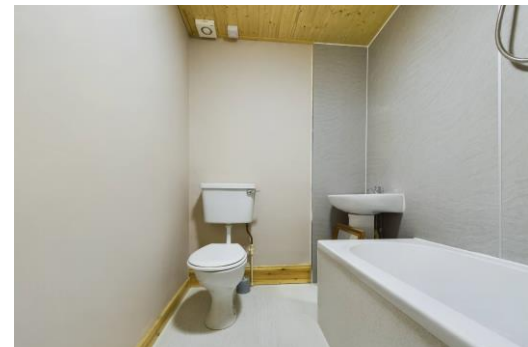
Gardens

To the rear there is a shed drying area, yard area and bin storage area. It offers further potential for storage.

Parking

There is on street parking on Montrose Street within a short walk of the front of the property.

EPC Band: F

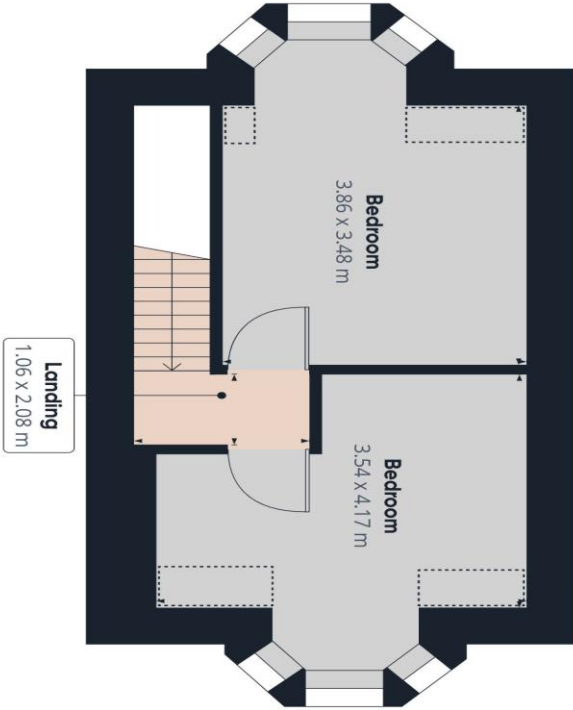


Directions

From our office in St David Street head towards Montrose on Panmure Street where a right at the mini-roundabout leads onto Southesk Street. Continue past the Lidl store and follow the road round to the left onto Montrose Street. No 63b is located on the left just after Albert Place.



Floor 0



Floor 1

Approximate total area⁽¹⁾

69.78 m²

Reduced headroom

2.20 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

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

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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.