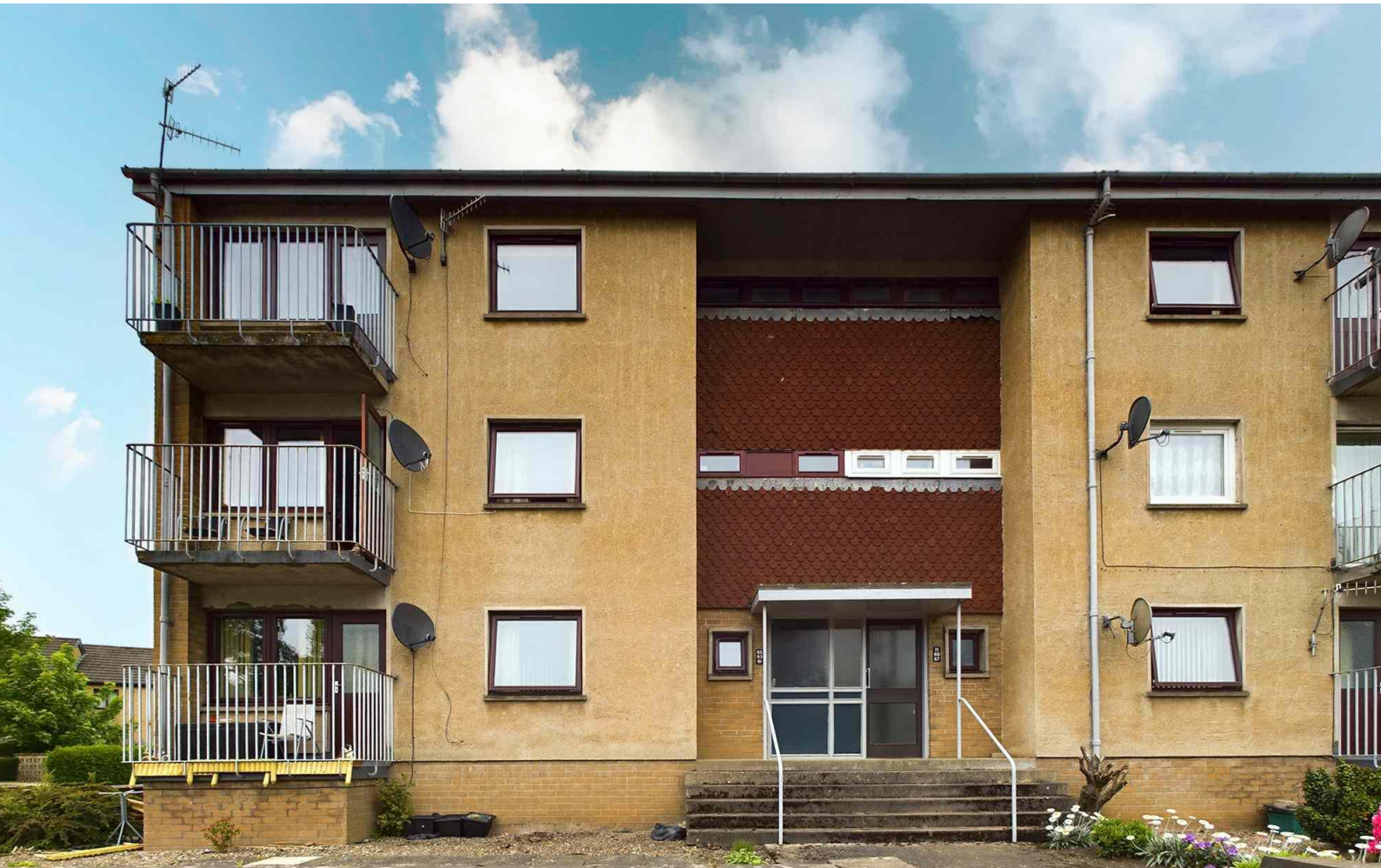




Solicitors & Estate Agents



65 River Street, Brechin, DD9 7HD

Second Floor Flat EPC Band: D

Offers over **£68,000**

65 River Street, Brechin, DD9 7HD.

Top Floor Flat

Overview

- Second Floor
- 2 Bedrooms
- Lounge
- Modern Dining Kitchen
- Modern Shower room
- Hallway
- Electric Heating
- Double Glazing
- Large Storage Shed
- Shared Drying Area
- Ample Parking
- Close to local shops etc.



A well-presented spacious property located in a quiet location with superb panoramic aspects over the river and surrounding countryside.



Viewers will be impressed by the situation and condition of this spacious top floor flat. In excellent order it comprises lounge with door to the balcony, modern fitted dining kitchen, 2 good bedrooms and modern shower room. It benefits from electric heating and double glazing for comfort in the cooler months. There are shared gardens to the rear that offer drying facilities and a yard. Parking is available at both front and rear doors. Early viewing is strongly recommended to fully appreciate the value of this ideal family home. Please contact us for further details and viewing arrangements.



Extras

All carpets and the Lamona hob and oven are included the sale.

Gardens

There are shared drying facilities to the rear which offer further potential. There is a storage shed that offers extensive storage space.

Views

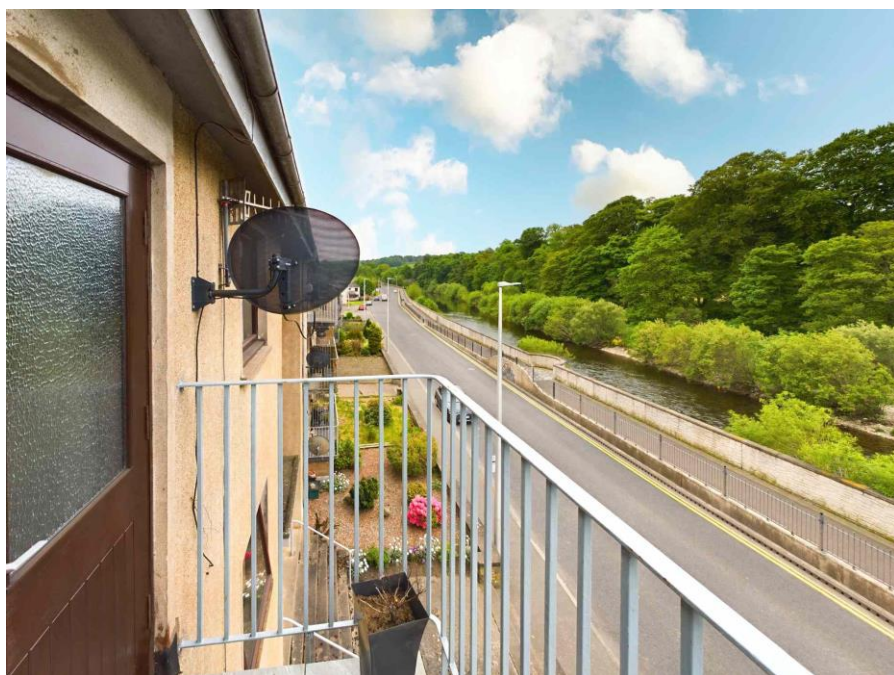
It enjoys open rural aspects to the front in a southerly direction.

EICR

There is a valid electrical installation condition report along with interconnected smoke and heat detectors.

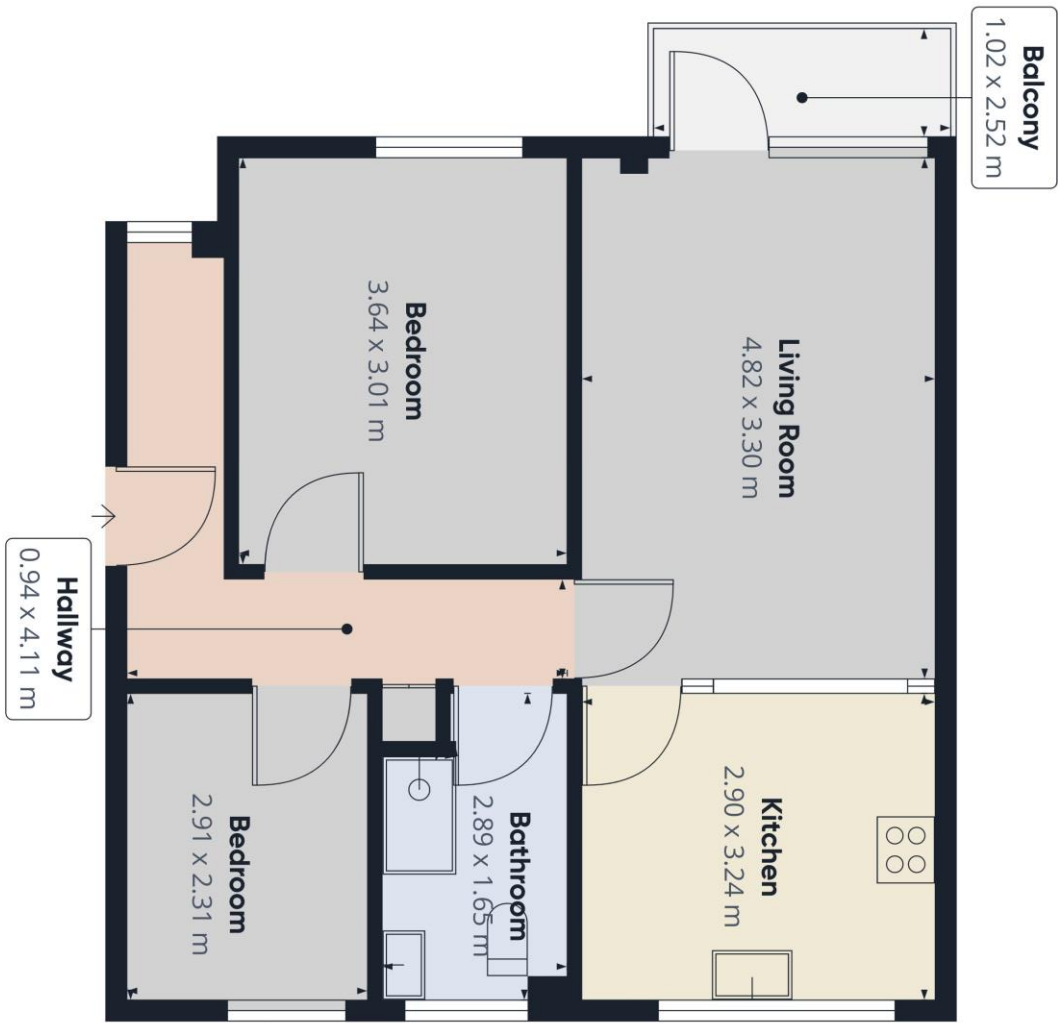
Attic Storage

Accessed by way of a loft ladder.



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. Take the first right into Witchden Road that continues into River Street. No 65 is located on the left by Nursery Lane.



Approximate total area⁽¹⁾
55.06 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.



GIRAFFE340

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!

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 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.