

# Shiells

Solicitors & Estate Agents



**27 Trinity Road, Brechin, DD9 6BJ**

Traditional Semi-detached House    EPC Band: D

Offers over **£110,000**

# 27 Trinity Road, Brechin, DD9 6BJ

Semi-detached House

## Overview

- Semi-detached
- 3 Bedrooms
- Lounge
- Kitchen
- Wetroom
- Hallway
- Gas Central Heating
- Double Glazing
- Lovely Gardens
- Parking nearby
- Close to local shops etc.
- Immense Potential



*A traditional semi-detached house that offers ideal accommodation for the family home purchaser.*



Family home purchasers need look no further than this spacious traditional semi-detached home. In need of modernisation it comprises lounge, kitchen and wet room on the ground floor; while upstairs there are 3 double bedrooms. It benefits from gas central heating and double glazing for comfort in the cooler months. There are mature gardens to the front and rear that offer further potential. Parking is available within a short walk of the property. It represents exceptional on today's market and early viewing is strongly recommended. Please contact us for further details and viewing arrangements.



### Extras

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

### Gardens

To the front there is a lawn with highly attractive borders. The rear garden comprises a drying area, patio and further area of garden that is laid in gravel.

### Parking

There is parking available within a short walk of the property.

EPC Band: D



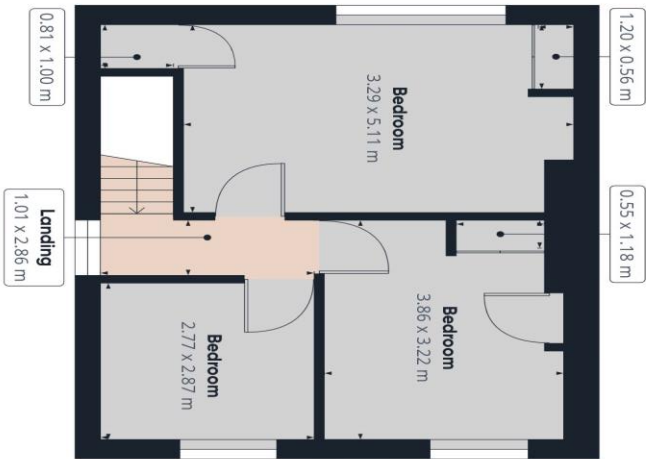
### Directions

From our offices head for Clerk Street and proceed over the mini roundabout into Trinity Road. No 27 is located on the left just before Cookston Crescent as indicated by our for-sale board.+



Floor 0

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



Floor 1

(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.