



Solicitors & Estate Agents



34 North Latch Road, Brechin, DD9 6LE

Detached Bungalow with Attic Conversion EPC Band: D

Offers over **£375,000**

34 North Latch Road, Brechin, DD9 6LE.

Extended Detached Bungalow

Overview

- Detached
- 5 Bedrooms
- 2 Reception Rooms
- Luxury Dining Kitchen
- Utility Room
- Bathroom
- Shower Room
- Gas Central Heating
- Double Glazing
- Log Burning Stoves
- Driveway and Garage
- Large Private Garden

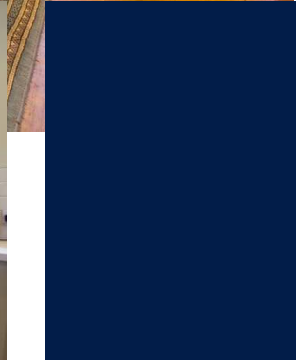


A superb extended detached bungalow of generous proportions offers ideal family accommodation in this prime residential area.



Family home purchasers need look no further than this fabulous extended detached bungalow. Beautifully presented internally it comprises lounge, dining room, luxury fitted dining kitchen, utility room, 3 double bedrooms and bathroom on the ground floor; while upstairs there are 2 further bedrooms and a modern shower room. The property benefits from 2 log burning stoves, gas central heating and double glazing for comfort in the cooler months. There are large enclosed gardens to the rear which are easily kept. Parking is available on the large tarmac driveway and in the garage. Viewing is strongly recommended to fully appreciate the value of this ideal family home.







Extras

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

Gardens

The gardens are a feature of this home on account of their size and condition. They are largely in lawn with suntrap patios and mature trees and shrubs. Garden sheds.

Parking

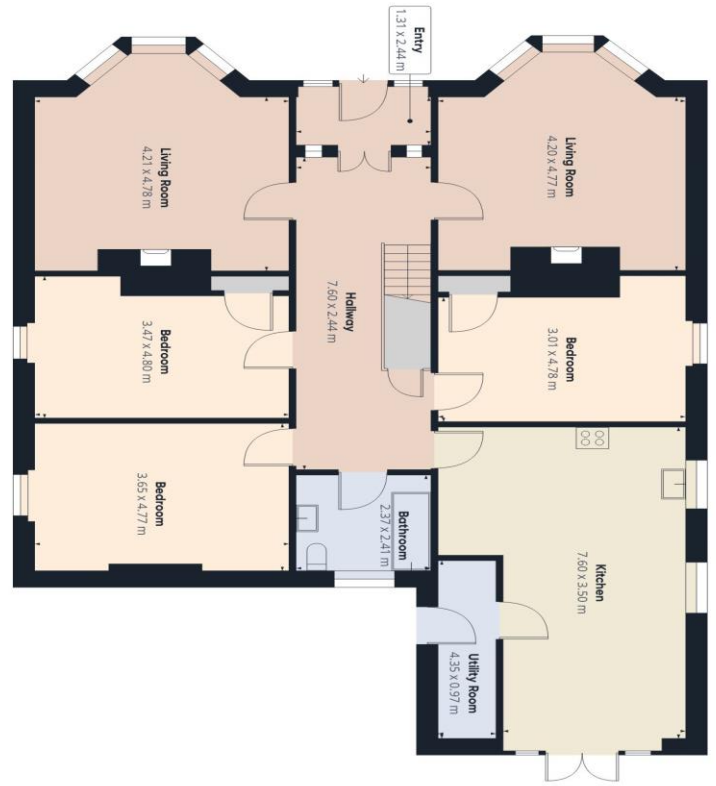
There is a large mono block hardstand to the front as well as a single garage for parking.

EPC Band: D



Directions

From our offices in St David Street proceed up Airlie Street and at the crossroads take a left onto North Latch Road. No. 34 is located on the right-hand side about 200 yards past the Glade Residential Home.



Floor 0



Floor 1

Approximate total area⁽¹⁾

203.34 m²

Reduced headroom

1.07 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

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.