



Solicitors & Estate Agents



7 Bearehill Brae, Brechin, DD9 6XD

Detached Bungalow

EPC Band: C

Offers over **£300,000**

7 Bearehill Brae, Brechin, DD9 6XD

Detached Bungalow (2008)

Overview

- Detached
- 4 Bedrooms
- 2 Reception Rooms
- Kitchen & Utility Room
- Bathroom & En-suite
- Gas Central Heating
- Double Glazing
- Garage
- Ample Parking
- Lovely Gardens with summerhouse
- Close to local shops etc.



An immaculate detached bungalow of generous dimensions offering ideal family accommodation in this popular area.



This superb detached bungalow represents exceptional value on today's market and will appeal to the discerning home purchasers. Beautifully finished internally it comprises lounge, dining/family room, modern fitted kitchen, utility room, 4 good sized bedrooms, en-suite shower room and family bathroom. It benefits from gas central heating and double glazing. There is ample parking on the driveway and in the single integral garage. The gardens that surround the property are landscaped and easily maintained with a lovely summerhouse in the rear garden.

Early viewing is strongly recommended to fully appreciate the value of this ideal family home. Please contact us for further details and viewing.



Extras

All carpets and blinds, the Neff hob, double oven, extractor, integral fridge and dishwasher are included in the sale.

Gardens

To the front there is a well-kept lawn and a small border. The rear gardens are totally enclosed and comprise a large lawn with mature border, a suntrap patio and summerhouse.

Garage

Integral single garage with electronic roller door and rear personal door.

Parking

Double mono block driveway.

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Directions

From our offices head East by way of St Mary Street and Castle Street and proceed to the arched entrance of the Bearehill estate. Bearehill Brae is the main access road and no 7 is located on the left as indicated by our for-sale board.



Approximate total area⁽¹⁾
120.21 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.

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.