



Solicitors & Estate Agents



**13 Duke Street, Brechin
DD9 6JZ**

Detached House EPC Band: C

Offers over **£299,950**

13 Duke Street, Brechin, DD9 6JZ.

Detached house

Overview

- Detached
- 4 Bedrooms
- 2 Reception Rooms
- Luxury Kitchen /diner and Utility room
- Bathroom & Shower room
- Gas Central Heating
- Double Glazing
- Large Garage & Driveway
- Large established Gardens with patio
- Summerhouse (by negotiation) and shed



A beautifully presented detached house close by the town centre and Community Campus



A modern style property which exudes charm and quality throughout.

A welcoming vestibule opens into a fresh hallway from which is a large dining room and adjoining modern kitchen which leads into a utility room. To the rear of the house is the large bright lounge with feature fireplace which looks onto the rear gardens and has double doors leading to the patio area. There is also a double bedroom and large bathroom on the ground floor. Upstairs there are 3 further bedrooms including the master and a family shower room.

The property benefits from Gas central heating and double glazing.

A driveway leads to the 1.5 garage which is fitted with a sink and electricity. A large summerhouse sits at the rear of the property, there is also a large patio area looking over the rear garden and a garden shed.

This property has been maintained to a high standard.



Extras

All carpets, the hob, oven, dishwasher, fridge and freezer and washing machine are included in the sale.

Gardens

The garden at the front is small and is mainly driveway, however the rear gardens are private, expansive, and well established with a patio area. There is one shed, however the owners would be willing to negotiated for the large summerhouse.

The garage also has electricity and water.

Heating

There is gas central heating throughout.



Directions

From our offices in St David Street proceed up Airlie Street and at the crossroads proceed straight across into Duke Street. No 12 is located on the left approximately 150 yards up from the Latch Road junction. It is indicated by our for-sale board.



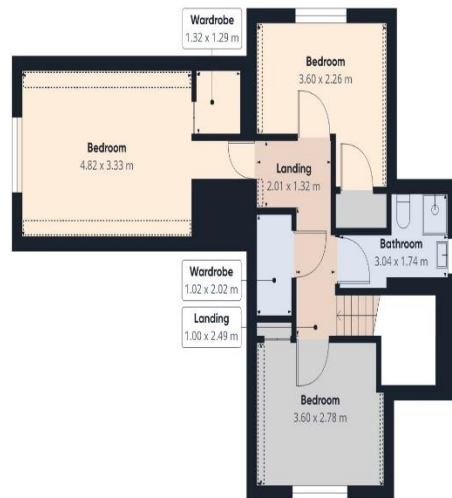
Floor 0

Approximate total area⁽¹⁾

165.33 m²

Reduced headroom

4.32 m²



Floor 1

(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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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.