

Shiells

Solicitors & Estate Agents



4 Bearehill Way, Brechin, DD9 6XF

Detached Executive Home

EPC Band: C

Offers over **£315,000**

4 Bearehill Way, Brechin, DD9 6XF

Detached Executive Villa

Overview

- Detached
- 4 Bedrooms
- Lounge/Dining area
- Modern Dining Kitchen
- Utility room
- 2 Bathrooms
- Downstairs Shower room
- Gas Central Heating
- Double Glazing
- Driveway & Single Garage
- Easily Kept Gardens
- Close to local shops etc.



A well-presented spacious property situated in a highly sought after residential area of Brechin.



A lovely modern property which has a large galleried hall welcoming you into the home, through double sliding doors you have a large lounge and dining room which has patio doors leading to the south facing garden. There is a luxury fitted kitchen, utility room, 2 double bedrooms and shower room on the ground floor; whilst upstairs there are two double bedrooms, one of which has a large en-suite with whirlpool bath, and the family bathroom.

This home is surrounded by landscaped gardens that are easily kept, lawn and patio. The single garage and large mono block driveway provide extensive parking. Early viewing is strongly recommended to fully appreciate its value.







Extras

All carpets and blinds, the gas hob, double oven, extractor fan, integrated dishwasher are included in the sale.

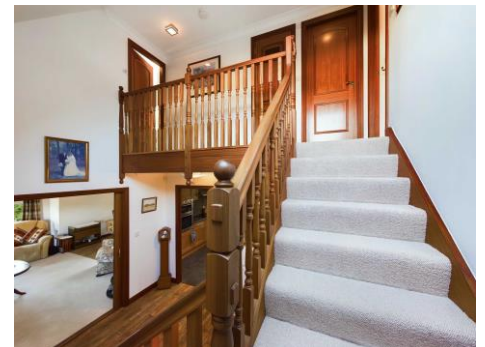
Gardens

To the front the garden is laid in gravel. The rear garden is enclosed and is laid in lawn with a patio and a summerhouse. The areas on either side of the property are laid in gravel.

Garage & Parking.

Single Garage with up and over door, power, light, rear personal door and eaves storage space. Large mono block driveway provides ample parking.

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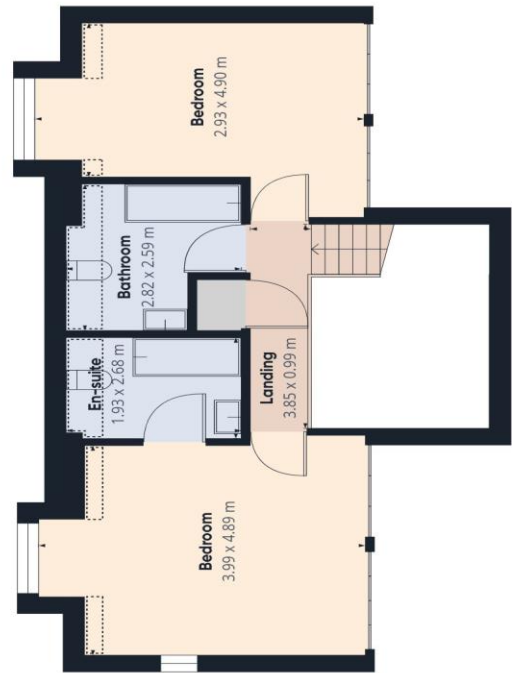


Directions

From our office in St David Street head westwards onto Castle Street and take a right into the Bearehill estate at the archway. Bearehill Way is first right and no 4 is located on the right hand side as indicated by our for-sale board.



Floor 1



Floor 2

Approximate total area⁽¹⁾

155.62 m²

Reduced headroom

4.04 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



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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.