



Solicitors & Estate Agents



# 18 North Esk Road, Edzell, DD9 7TW

Traditional Detached House EPC Band: E

Fixed Price **£275,000**

# 18 North Esk Road, Edzell, DD9 7TW

Traditional Stone Built House

## Overview

- Detached
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen
- Utility Room & WC
- Shower room
- Gas Central Heating
- Double Glazing
- Lovely Gardens
- Ample Parking
- Timber Garage
- Close to local shops



*A traditional detached house of generous proportions offering immense potential in a sought after part of the village of Edzell.*



This traditional detached house offers immense potential on today's market and will appeal to tradesmen and keen DIY enthusiasts. It comprises lounge, dining room, kitchen, Utility room and cloakroom/WC on the ground floor; while upstairs there are 3 double bedrooms and the family shower room. It retains many period features but would benefit from being brought into the 21<sup>st</sup> century. It is surrounded by fabulous gardens. There is ample off-street parking on the gravel driveway. There is also a timber garage. Early viewing is strongly recommended to fully appreciate the value of this ideal family home. Please contact us for more detail and viewing arrangements.



### Extras

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

### Gardens

The front garden is largely in lawn with decorative borders. The enclosed rear garden is mainly in lawn with a range of shrubs and trees. 2 sheds and a greenhouse.

### Parking and Garage

There is a large gravel driveway that provides ample off-street parking for 3 cars. Timber Garage.

EPC Band: E

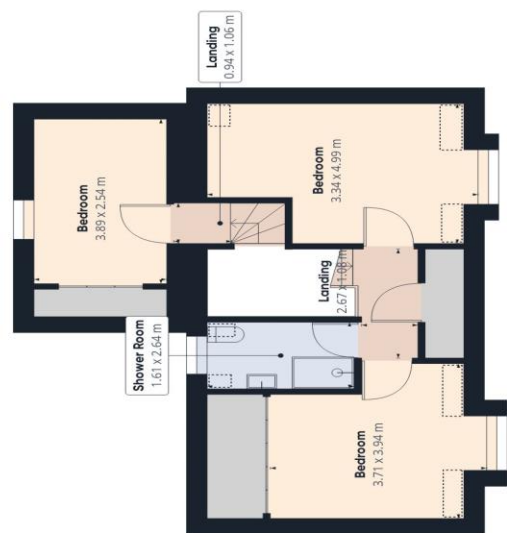


### Directions

On entering the village by way of the Royal Arch take the second right into Inveriscandye Road followed by the first left into North Esk Road. No 18 is located on the right as indicated by our for-sale board.



Floor 0



Floor 1

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

Reduced headroom  
2.13 m<sup>2</sup>

(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!

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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.