



Solicitors & Estate Agents



89 & 89a Southesk Street, Brechin, DD9 6AG

Traditional Detached House with separate bungalow annexe.
EPC Bands: D & F

Offers over **£325,000**

89 & 89a Southesk Street, Brechin, DD9 6AG.

Detached Victorian Villa with modern bungalow annexe

Overview

- Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Large Kitchen
- Bathroom & En-suite
- Detached Bungalow
- Lounge
- Modern Kitchen
- 2 Bedrooms
- Shower room
- Large Driveway
- Gardens



A traditional 3 bedroomed detached house with a separate detached bungalow that provides an ideal granny flat.



This superb Victorian detached house represents exceptional value on today's market and will appeal to family home purchasers. It comprises lounge with archway through to the dining room, dining kitchen, double bedroom with en-suite shower room on the ground floor; upstairs there are two double bedrooms and the family bathroom. There are 2 wood burning stoves, gas central heating and double glazing for comfort in the cooler months. Parking is available for 3 cars at the rear. There are easily kept gardens to the front and rear that offer further potential. The self-contained detached bungalow to the rear offers numerous uses to the discerning purchaser.







Detached Bungalow:-

Built in 1972 this detached bungalow can be put to numerous uses. In excellent internal order it comprises entrance porch/sun room, lounge, modern fitted kitchen, 2 double bedrooms and a modern shower room. It benefits from Fischer heating and double glazing for comfort in the cooler months. The property offers immense potential as a Granny Flat, Airbnb or a Studio.

Extras

All carpets and white goods may be included in the main house. All carpets, the hob, oven, extractor, washing machine and fridge freezer are included in the bungalow.



Directions

From our office in St David Street head eastwards onto Swan Street and then Panmure Street. At the mini roundabout take a left onto Southesk Street and no 89 is located on the left close to the top of the hill next to Park's Renault.



Floor 0



Floor 1

Approximate total area⁽¹⁾
142.94 m²

Reduced headroom
5.13 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.

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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.

Bungalow



Approximate total area⁽¹⁾
55.07 m²

(1) Excluding balconies and terraces

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