



Solicitors & Estate Agents



1a Summerbank House,
Summerbank Lane, Brechin, DD9 6HL
Upper Conversion with outhouses EPC Band: D

Offers over **£170,000**

1a Summerbank House, Summerbank Lane, Brechin, DD9 6HL

Large Upper Conversion

Overview

- Upper Conversion
- 3 Bedrooms
- 2 Reception Rooms
- Luxury Dining Kitchen
- Modern Shower room
- Downstairs Cloakroom/WC
- Gas Central Heating
- Double Glazing
- Large Double Garage
- 2 Single Garages
- Extensive Parking
- Sizeable Gardens



A substantial upper conversion with large gardens and an outhouse that offers potential for conversion.



This substantial upper conversion offers exceptional value on today's market and will appeal to family home purchasers or even the developer. It comprises lounge, sitting room, luxury fitted dining kitchen, 3 double bedrooms, luxury shower room and cloakroom/WC. It benefits from gas central heating and double glazing for comfort in the cooler months. There are sizeable gardens and 3 garages that offer extensive storage. A large area of hardstand offers loads of parking. Early viewing is strongly recommended to fully appreciate the value of this ideal family home. Please get in touch for further details and viewing arrangements.







Extras

All carpets and blinds, the hob, double oven, extractor hood, fridge freezer, laundry centre and the summerhouse are included.

Garages and Parking

There is a detached double garage with floored attic that offers potential for conversion as well as 2 single garages to provide additional storage. There is a large area of hardstand that can provide extensive parking.

Gardens

There are large areas of lawn with a summerhouse, drying area with hedging and conifers.



Directions

From Southesk Street continue to the bottom of the hill. At Denburn House proceed straight over into Esk Park Terrace and Summerbank Lane which is L-shaped is first right. Summerbank House is at the end of the lane as indicated by our for-sale boards.



Floor 1 Building 1

Approximate total area⁽¹⁾

186.52 m²

Reduced headroom

9.70 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.

GIRAFTE300

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.



Building 2

Approximate total area⁽¹⁾

98.21 m²

Reduced headroom

0.97 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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