



Solicitors & Estate Agents



**16 Trinity Fields Crescent, Brechin,  
DD9 6YF**

Detached House

EPC Band D

Offers over **£180,000**

# 16 Trinity Fields Crescent, Brechin, DD9 6YF

Detached House

## Overview

- Detached
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Bathroom
- Downstairs Cloakroom
- Gas Central Heating
- Double Glazing
- Easily-kept gardens
- Large Driveway
- Garage
- Close to local shops



*A modern detached villa in this popular residential location within easy access of the local amenities.*



Family home purchasers will be impressed by the quality of accommodation offered by this superb detached house on two floors. It comprises lounge, modern fitted kitchen with open hatch to dining room and cloakroom/WC on the ground floor; while upstairs there are 3 bedrooms and the family bathroom. It is well proportioned and in excellent order with many fine features. It benefits from gas central heating and full double glazing for economical running costs. There are easily kept gardens with ample parking on the large driveway and in the garage. This home represents exceptional value and early viewing is highly recommended.



### Extras

All carpets, the Beko electric cooker and fridge and the timber shed are included in the sale.

### Gardens

The front garden is laid in lawn with some shrubs. The rear garden is enclosed by timber fencing and is largely laid in grass for ease of maintenance. There is a trampoline and a climbing frame that could be included.

### Garage & Parking

Single garage with power, light and up-and-over door. The tarmac driveway provides parking for 3 family cars.

EPC Band: D

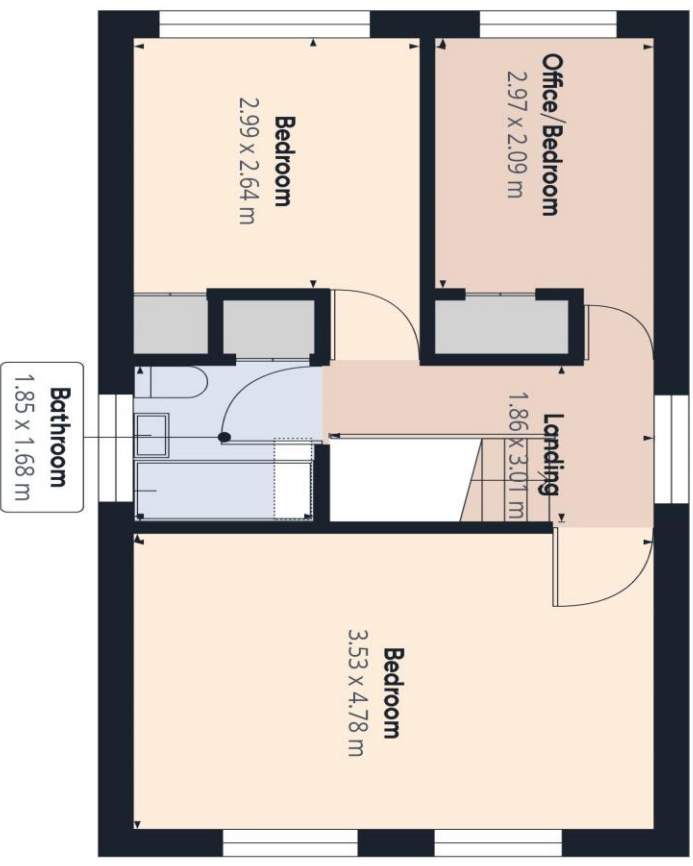


### Directions

From the town centre head up Trinity Road and take the last left at the speed limit signs into Eddie Avenue. Take the first left into Trinity Fields Crescent and follow the road round until you reach no 16 on the right as indicated by our for-sale board.



Floor 0



Floor 1

Approximate total area<sup>10</sup>  
82.7 m<sup>2</sup>

Excluding balconies and terraces

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

 31a St David Street, Brechin, Angus DD9 6EG  
 Phone: 01356 622 171 Email: [property@shiells-law.co.uk](mailto:property@shiells-law.co.uk)  
[www.shiellslaw.co.uk](http://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.