



Solicitors & Estate Agents



## 18 Bearehill Loan, Brechin, DD9 6XG

Detached Executive Bungalow EPC Band: C

Offers over **£305,000**



# 18 Bearehill Loan, Brechin, DD9 6XG

Detached Executive Bungalow

## Overview

- Detached
- 4 Bedrooms
- Lounge & Dining Room
- Modern Fitted Kitchen
- Utility Room
- Bathroom
- En-suite Shower room
- Gas Central Heating
- Double Glazing
- Sizeable Gardens
- Large Driveway
- Double Garage



*A well-presented detached bungalow situated in this sought after cul-de-sac development.*



Early viewing is strongly recommended to fully appreciate the value of this ideal family home. Beautifully finished internally it comprises lounge, dining/family room, modern fitted kitchen, utility room, 4 good sized bedrooms, en-suite shower room and family bathroom. It benefits from gas central heating and double glazing. There is extensive parking on the mono block driveway and in the double integral garage. The gardens that surround the property are landscaped and offer potential to the avid gardener. It represents exceptional value on today's market and will appeal to family home purchasers. Please contact us for further details and viewing.



### Extras

All carpets and blinds, the Neff hob, double oven, extractor, integral fridge and dishwasher are included in the sale.

### Gardens

The front garden is laid in gravel with some shrubs. The rear garden is totally enclosed and comprises a large lawn with mature trees and a suntrap patio. Summerhouse & shed.

### Garage

Integral double garage with electronic roller door and rear personal door.

### Parking

Large mono block driveway.

EPC Band: C



## Directions

From our offices head East by way of St Mary Street and Castle Street and proceed to the arched entrance of the Bearehill estate. Take the third right into Bearehill Loan and no. 18 is located on the right hand side as indicated by our for sale board.



Approximate total area<sup>(1)</sup>  
142.06 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



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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.