



Solicitors & Estate Agents



6 Slater Way, Brechin, DD9 7DA

Ground Floor Flat with gardens & parking EPC Band: B

Fixed **£105,000**

6 Slater Way, Brechin, DD9 7DA

Modern Ground Floor Flat with private parking and gardens

Overview

- Ground Floor
- 2 Bedrooms
- Lounge with French Doors
- Modern Dining Kitchen
- Shower room
- Ample Storage
- Gas Central Heating
- Double Glazing
- Lovely Gardens
- Summerhouse & shed
- 2 Allocated Parking Spaces
- Close to local amenities



A modern beautifully presented property that offers spacious accommodation all on the ground floor.



Viewers will be impressed by the quality of accommodation offered by this superb ground floor flat. In immaculate order it comprises Lounge with French doors leading to the garden, modern fitted Dining Kitchen, principal Bedroom with French Doors, second double Bedroom and modern fitted Shower room. The property benefits from gas central heating and double glazing for comfort in the cooler months. There is extensive storage space in fitted wardrobes and cupboards. There are well-kept gardens to the front and rear with two allocated parking spaces for off-street parking. Early viewing is strongly recommended to fully appreciate the value of this ideal home.



Extras

All carpets and blinds, the hob, oven, extractor, fridge freezer and microwave, the greenhouse and garden shed are included in the sale.

Gardens

The front garden is laid in gravel with some shrubs. The rear gardens are enclosed by timber fencing and are laid in lawn with attractive borders and a decked area that traps the sun.

Parking

There are two parking spaces to the front of the property that provide off-street parking.

EPC Band: B



Directions

From our office in St David Street head towards Montrose by way of Panmure Street and then Southesk Street which continues into Montrose Street. Proceed to the far end past the Coop and Slater Way is on the right opposite the Montrose Post Office. No 6 is located in the left side of the cul-de-sac in the right-hand corner as indicated by our for sale board.



Approximate total area¹⁾
67.75 m²

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

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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.