

Shiells

Solicitors & Estate Agents



12 Pitforthie Place, Brechin, DD9 7AX

End Terraced House EPC Band: D

Offers over **£110,000**

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End Terraced House

Overview

- End of Terrace
- 3 Bedrooms
- Lounge
- Dining Kitchen
- Modern Bathroom
- Ample Storage
- Gas Central Heating
- Double Glazing
- Large Gardens
- Private Parking Space
- Close to local schools



A well-presented spacious property located in corner site within a quiet cul-de-sac down by the Park.



Family home purchasers will be impressed by the quantity and quality of accommodation offered by this spacious end-terraced house. It comprises lounge, dining kitchen and modern bathroom with shower on the ground floor; while upstairs there are three double bedrooms and ample storage. It benefits from gas central heating and full double glazing for comfort in the cooler months. There are sizeable gardens that offer potential to the keen gardener. There is parking available within the cul-de-sac. Early viewing is strongly recommended to fully appreciate the value of this ideal family home. Please contact us for further details and viewing arrangements.



Extras

All carpets, curtains, floorcoverings and lightshades, the gas hob, electric oven, extractor hood, fridge freezer, dishwasher and washing machine are included in the sale. The three-piece suite and beds may be purchased by separate negotiation.

Gardens

To the front the garden is mainly laid in concrete slabs. The totally enclosed rear garden is laid in grass with 2 large patios and a timber shed. It offers room for an extension subject to planning permission.

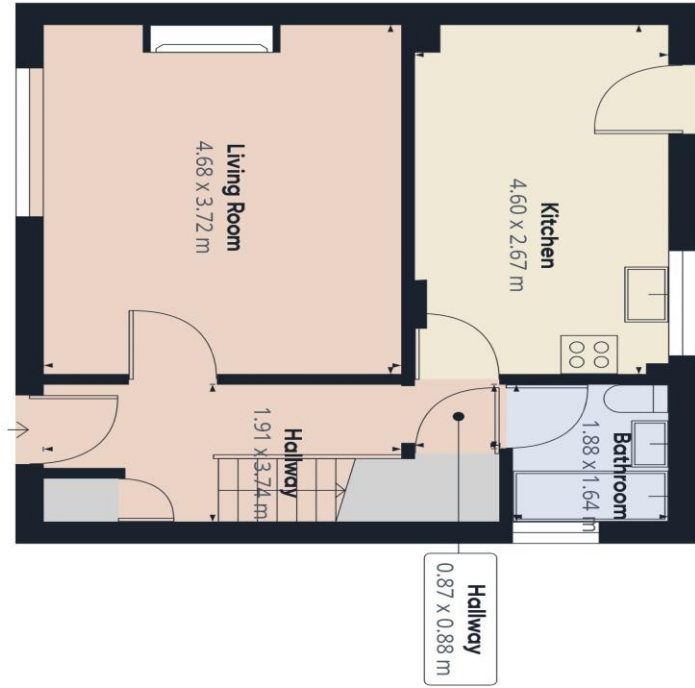
Parking

There is a private parking space within the cul-de-sac.



Directions

From our offices in St David Street head towards Montrose by way of Swan Street and Panmure Street. At the mini-roundabout take a right onto Southesk Street, proceed past the library and take the next left onto Park Road. Take the second left onto Park Place and follow the road round to the T junction and take a right and then left into Pitforthie Place. No 12 is easily located in the far corner.



Approximate total area⁰⁰
81.16 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

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.