



Solicitors & Estate Agents



22b Trinity Road, Brechin, DD9 6BE

Upper Floor Flatted Dwelling

EPC Band: E

Offers over **£50,000**

22b Trinity Road, Brechin, DD9 6BE.

Upper Flatted Dwelling

Overview

- First Floor
- 1 Bedroom
- 1 Reception Room
- Modern Kitchen
- Designer Shower room
- Central Hallway
- Electric Panel Heaters
- Full Double Glazing
- External Store
- Shared Drying area/Garden
- Ample Parking
- Close to local shopping



A well-presented upper floor flat in this central location that is ideal for first time buyers and buy-to-let landlords.



First time buyers will be impressed by the quality of this superb upper flatted dwelling. It comprises lounge with dual aspects, modern fitted kitchen, double bedroom with fitted wardrobes and a designer shower room. It benefits from electric heating and full double glazing for comfort in the cooler months. There is a shared drying area to the rear of the property as well as an external storage shed for bikes and the like. Early viewing is strongly recommended to fully appreciate the value of this ideal starter or buy-to-let property. Please contact us for further details and viewing arrangements.



Extras

All floorcoverings, blinds, the hob, oven and extractor hood are included in the sale.

Outside

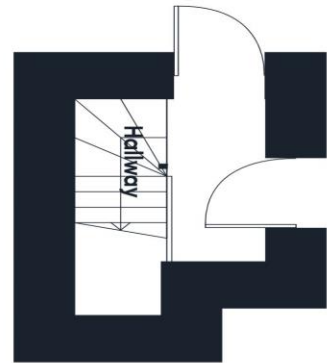
To the rear there is a stone shed which provides storage. The gravel driveway is communal and provides personal access to the properties. There is a shared drying green at the rear of the properties that is laid in lawn.

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Directions

From our office in St David Street head eastwards and take a left into Clerk Street. Proceed straight over the mini roundabout at Parks Renault into Trinity Road and no 22b is located on the right as indicated by our for-sale board.



Floor 0

Approximate total area⁽¹⁾
53 m²



Floor 1

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.

GIRAFEE360

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.