

# Shiells

Solicitors & Estate Agents



## 27 Gallowhill, Brechin, DD9 6BL

Upper Villa Flat

EPC Band: F

FIXED PRICE **£75,000**

# 27 Gallowhill, Brechin, DD9 6BL.

Upper Villa Flat

## Overview

- First Floor
- 2 Bedrooms
- Lounge
- Dining Kitchen
- Shower room
- Upper Hallway
- Good Storage Space
- Electric Heating
- Double Glazing
- Private Garden
- Summerhouse & Shed
- Close to local shops etc.



*A well-presented spacious property situated in this quiet yet central location close to schools and local shopping.*



This superb upper floor flat offers exceptional value on today's market and will appeal to first time buyers and families. It comprises lounge, fitted dining kitchen, 2 double bedrooms and shower room. There is ample storage space throughout as well as an attic. The property benefits from comfort plus electric heating and double glazing for comfort in the cooler months. There is a private garden to the rear that is laid in gravel as well as a border to the side. Parking is available on the street outside the property. Early viewing is strongly recommended to fully appreciate the value of this ideal starter home. Please contact us for further details.



### Extras

All carpets, the electric cooker, fridge freezer, garden shed and summerhouse are included in the sale.

### Heating

There is a Comfort Plus heating system in place with storage heaters located throughout the property.

### Gardens

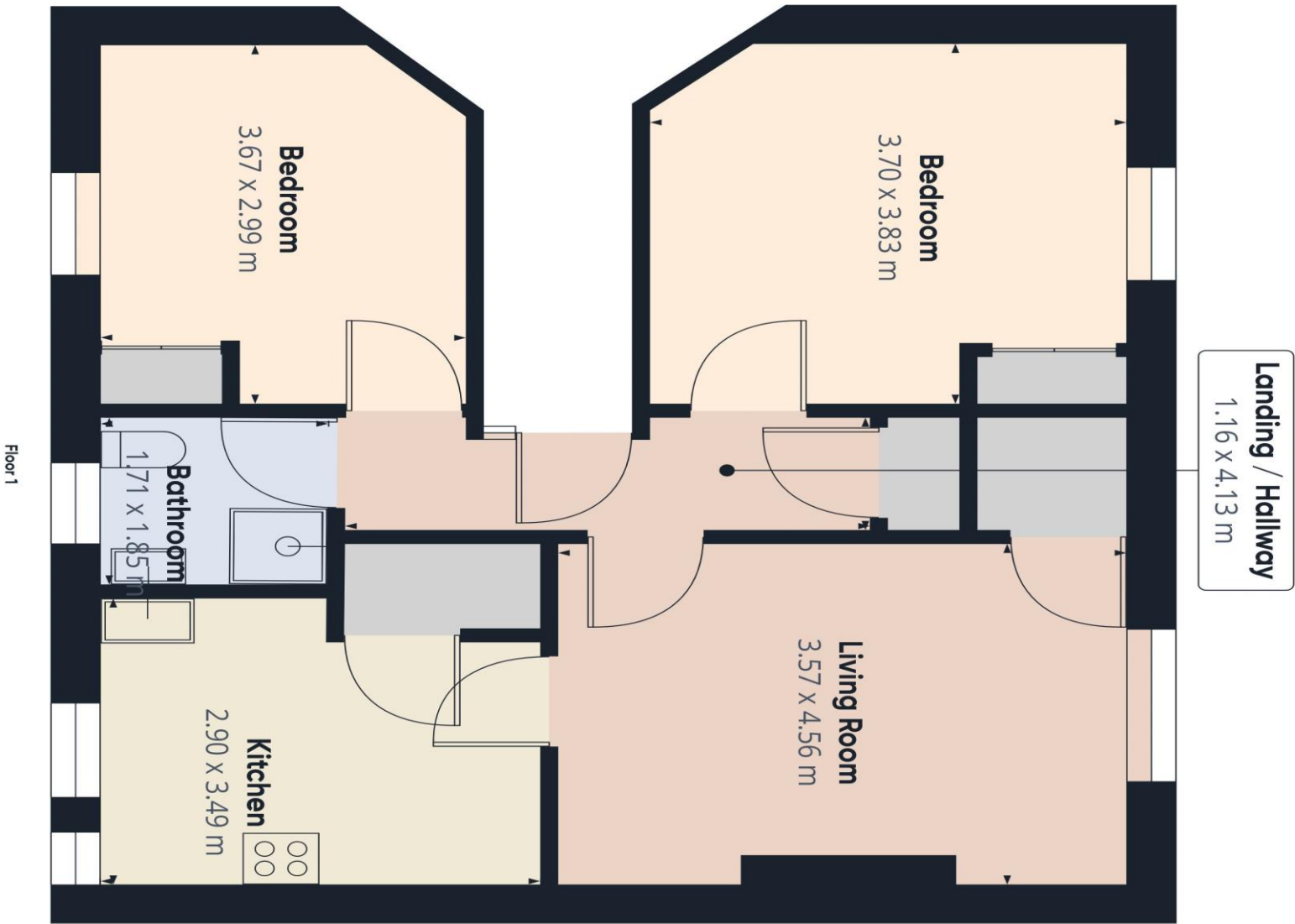
Easily kept rear garden is laid in gravel and a gate gives access to the play park to the rear of the property.

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### Directions

From our office in St David Street continue along Swan Street and bear left into Clerk Street. Proceed through the mini-roundabout into Trinity Road and Gallowhill is first left after the Coop supermarket. No 27 is indicated by our for-sale board.



Approximate total area<sup>1)</sup>  
62.13 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!

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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.