



Solicitors & Estate Agents



**24 Southesk Street, Brechin, DD9 6AN**

Traditional Detached House

EPC band: D

Offers over **£210,000**



# 24 Southesk Street, Brechin, DD9 6AN.

Traditional Detached House

## Overview

- Detached
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Bathroom
- Shower Room
- Electric Heating
- Double Glazing
- Private Parking
- Driveway
- Close to local amenities



*A beautifully presented detached home of character located in this quiet yet central location close to local amenities.*



This traditional detached home offers exceptional value on today's market and will appeal to family home purchasers. It comprises lounge, modern fitted kitchen leading to a sun lounge/family room and modern shower room on the ground floor; while upstairs there are 3 double bedrooms and the family bathroom. It benefits from electric heating and double glazing for comfort in the cooler months. There is an easily kept garden to the rear of the property and parking is available to the front. Early viewing is strongly recommended to fully appreciate the value of this ideal family home. Please contact us for further details and viewing.



### Extras

All carpets, the ceramic hob, electric oven, extractor hood, Hotpoint fridge freezer, washing machine and dishwasher are included in the sale.

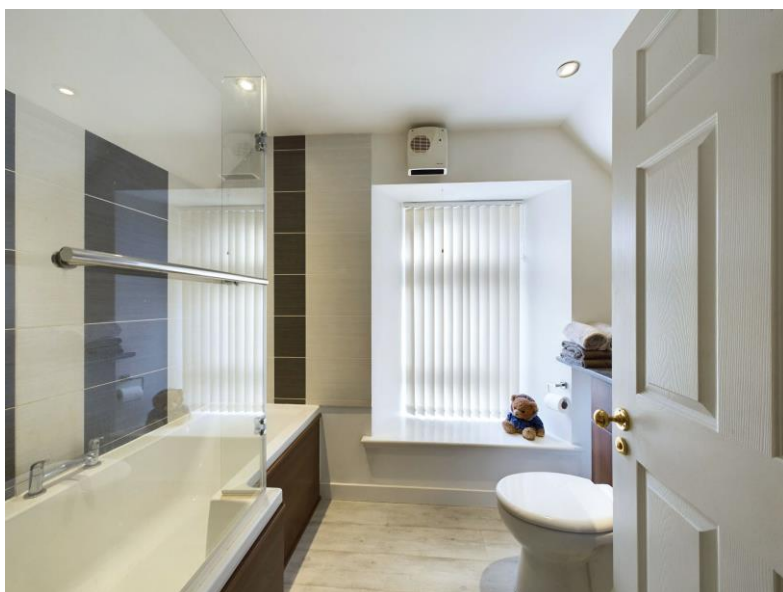
### Gardens

To the rear there is an enclosed area of garden that is laid in gravel and traps the sun. There is a further area that can be rented from Angus Council.

### Parking

To the front of the property there is a tarmac driveway that provides off-street parking.

EPC Band: D



### Directions

From our office in St David Street proceed along into Swan Street and then into Panmure Street. Continue over the mini-roundabout on Southesk Street and 24 is located on the right at the entrance to the Cemetery.

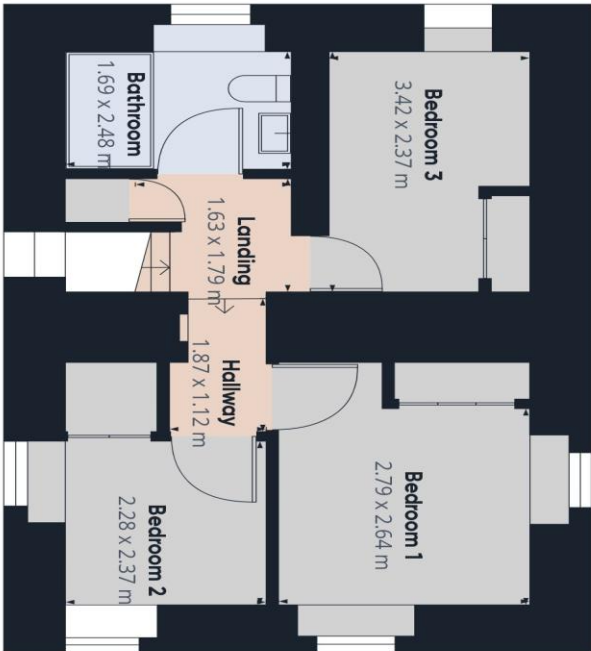


Approximate total area<sup>00</sup>  
85.1 m<sup>2</sup>

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.