



Solicitors & Estate Agents



**73 Trinity Fields Crescent,  
Brechin, DD9 6YA      EPC C**

**OFFERS OVER £150,000**

# 73 Trinity Fields Crescent, Brechin, DD9 6YA

Semi- Detached House

## Overview

- Lounge
- 3 Bedrooms
- Kitchen and Dining Room
- Large Shower Room
- Gas Central Heating
- Double Glazing
- Driveway and Garage
- Gardens front and rear

Wonderful open view from lounge and not overlooked by anyone.

Seller has no chain and is ready to move



*A well-presented spacious family home situated in a quieter area of Brechin.*



Viewers will be impressed by the quality of this well-appointed family home. The property is a semi-detached house in a quiet cul-de-sac with open views from the lounge.

This property opens into a bright vestibule which leads into the south facing lounge. This leads into a large dining room and kitchen area, which in turns leads out into the enclosed rear garden. Upstairs there are 2 good sized and 1 slightly smaller double bedrooms and a large shower room. Each bedroom has built-in wardrobes/cupboards. It benefits from gas central heating and double glazing and has gardens to the front and rear. There is ample parking on the large gravel driveway and in a single garage



## Extras

Included in the sale is the free-standing cooker.

## Exterior

There is a driveway which can hold 3 cars leading to the single garage.

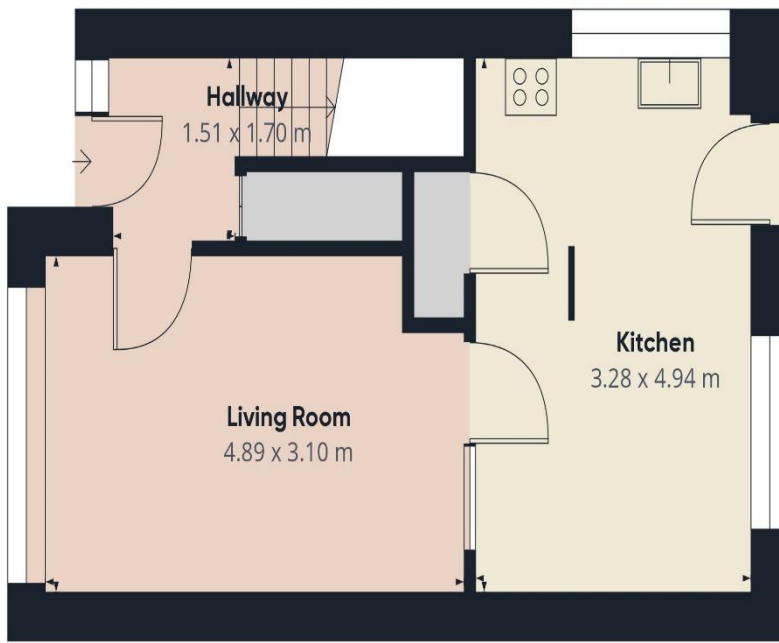
The front garden is well laid out with lawn and shrubs which easily maintained, whilst the rear garden is enclosed with a small shed and drying area.



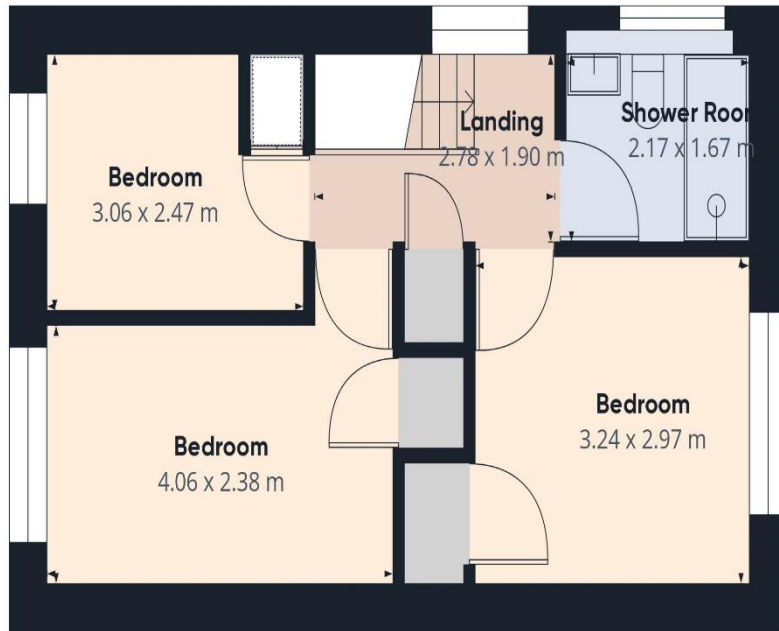
## Directions

From our offices in St David Street, drive into Clerk Street and onto Trinity Road. Turn left onto Eddie Avenue, then take a left into Trinity Fields Crescent.

Stay right to remain on Trinity Fields Crescent, and you will find 73 on the right hand side in a cul-de-sac just before Caledonian Road.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
74.75 m<sup>2</sup>

(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.

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



31a St David Street, Brechin, Angus DD9 6EG



Phone: 01356 622 171 Email: [property@shiells-law.co.uk](mailto:property@shiells-law.co.uk)

[www.shiellslaw.co.uk](http://www.shiellslaw.co.uk)

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.