

Shiells

Solicitors & Estate Agents



17a Chanonry Wynd, Brechin, DD9 6JS

Upper Maisonette Flat EPC Band - D

Offers over **£85,000**

17a Chanonry Wynd, Brechin, DD9 6JS

Upper Maisonette Flat

Overview

- Upper Maisonette
- 2 Bedrooms
- Lounge
- Modern Dining Kitchen
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Shared Garden
- Garden Sheds
- Parking nearby
- Close to local shops



A beautifully presented spacious property offering ideal accommodation for first time buyers or young families.



Viewers will be impressed by the quality of accommodation offered by this superb upper maisonette flat. In immaculate order it comprises lounge with open aspect to the Cathedral, modern fitted dining kitchen and bathroom on the lower floor; Upstairs there are 2 double bedrooms with fitted wardrobes and open views. It benefits from gas central heating and double glazing for comfort in the cooler months. There are shared gardens to the rear as well as stone sheds for storage. Early inspection is highly recommended to fully appreciate the value of this ideal starter/family home. Please contact us for further details and viewing arrangements.



Extras

All carpets and curtains, the hob, double oven, extractor hood, and washing machine are included in the sale.

Other items of furniture may be available for sale by separate negotiation.

Gardens

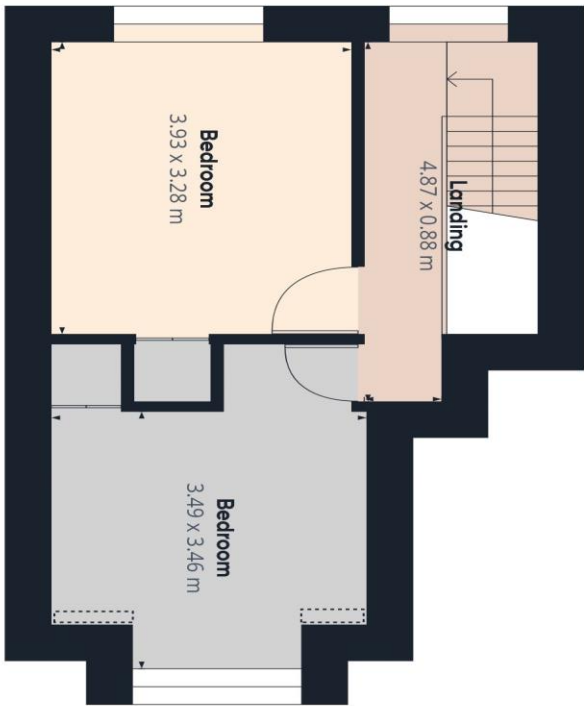
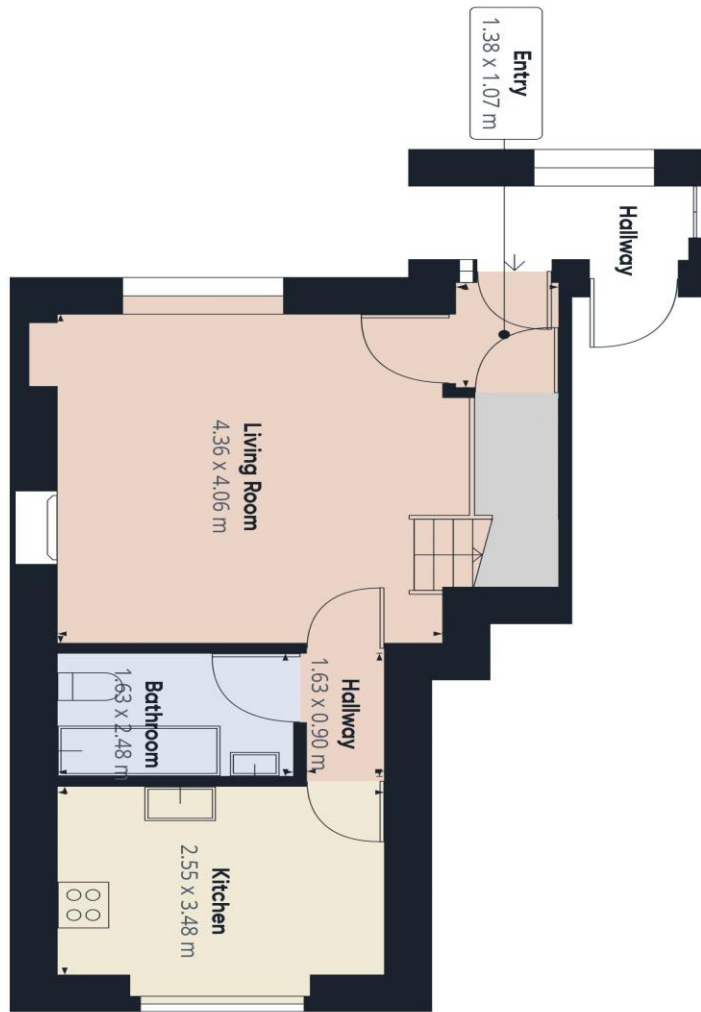
The gardens to the rear are communal and consist of a terrace and drying area. There is a shared stone bin shed and private stone shed for storage. They are totally enclosed with a timber gate giving access from the lane at the side.

EPC Band: D



Directions

From our office in St David Street turn left and head onto St Mary Street which continues into Castle Street. Chanonry Wynd is then first left and no 17 is located on the right and is accessed by way of a solid timber gate. The external stairway leads to the external porch and 17a is the first entrance door.



Approximate total area⁽¹⁾
70.72 m²

Reduced headroom
0.3 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

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.