



Solicitors & Estate Agents



**Bewlay House, Hillview, Trinity, Brechin,
DD9 7PS**

Extended Semi-detached Bungalow EPC Band: E

Offers over **£165,000**

Bewlay House, Bewlay House, Trinity, Brechin, DD9 7PS

Extended Semi-detached Bungalow

Overview

- Semi-detached
- 3 Bedrooms
- 2 Reception Rooms
- Dining Hall
- Fitted Kitchen
- En-suite Shower Room
- Bathroom
- Gas Central Heating
- Double Glazing
- Gardens
- Driveway and Garage
- Close to local amenities



A well-presented spacious property located adjacent to the Brechin Golf Club and enjoying views to the Glens.



This superb extended semi-detached bungalow offers exceptional value on today's market and will appeal to all age groups. It is well presented internally and comprises entrance porch, dining hall, lounge, sun lounge, modern fitted dining kitchen, 2 double bedrooms, en-suite shower room and family bathroom. It benefits from gas central heating and double glazing for comfort in the cooler months. There are easily kept gardens with views over the golf course to the Glens. There is ample parking on the gravel driveway and in the single garage. Early viewing is strongly recommended to fully appreciate the value of this sizeable home.



Extras

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

Gardens

There are areas of lawn with well stocked borders. There is a gravel area to the side of the property that is a sun trap.

Garage and Parking

There is ample parking on the gravel driveway in addition to the single garage.

Communal wash house.

EPC Band: E



Directions

Leave Brechin by way of the road to Edzell (B965) and take a left just before the hamlet of Trinity which is signposted Brechin Golf Club. Carry on past the clubhouse and Bewlay House is part of the second building on the left as indicated by the sign.



Approximate total area⁽¹⁾
99.46 m²

(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

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.