



**13 Provost Millar Avenue,
Brechin, DD9 6DD
Offers Over £95,000**

Contact Solicitors to arrange an
appointment to view
01382203000

Chamber Practice 



- **Lounge**
- **Dining Kitchen**
- **2 Double Bedrooms**
- **Shower Room**
- **Double Glazing**
- **Gas Central Heating**
- **Private Garden**
- **Off Street Parking**
- **Popular Location**
- **Excellent Starter Home**
- **Ideal First Time Buy**

Excellent opportunity to purchase this two bed mid terraced family home situated in a popular location close to many amenities and within easy reach of the town centre.

Comprising over two levels: Entrance hallway leading to the ground floor accommodation and with carpeted staircase to the upper level; bright lounge overlooking the rear garden; spacious dining kitchen with generous worktop and cupboard space and external door leading to rear garden; large shelved storage cupboard; on the upper level there are two double bedrooms, further storage facilities, and shower room with W.C., wash hand basin and walk-in shower cubicle housing electric shower.

The enclosed rear garden has been designed for easy of maintenance and has garden shed. There is an additional external storage cupboard located next to the main door and the property can be access from either the front or the rear.

The property, whilst in need of a degree of modernisation, provides ample storage and living space and would be an ideal first time buy.

Benefits include no chain, gas central heating and double glazing. Early viewing is recommended.

The historic Cathedral City of Brechin is situated in close proximity to the A90, and within easy commuting distance to Dundee or Aberdeen and the Angus towns of Forfar, Arbroath and Montrose.

Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin offers a wealth of amenities including primary and secondary schools, a health centre, local shops, the Brechin Community Campus at Brechin High School with football grounds and gymnasium and library.

Centrally located between the Grampian Mountains and the coast there are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside. The Attic is a popular drop in centre for local youths, making Brechin an ideal environment for a full family life.

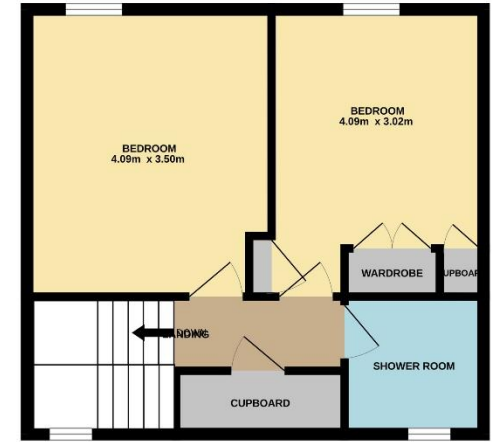




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Included in the sale are all carpets and floor coverings and garden shed. The white goods may be negotiated separately.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.