



Solicitors & Estate Agents



**2 Ballownie Cottages, Stracathro,
Brechin, DD9 7QE**

Semi-detached Cottage with views – EPC Band – D

Offers over **£225,000**

2 Ballownie Cottages, Stracathro, Brechin, DD9 7QE.

Semi-detached Cottage

Overview

- Semi-detached
- 3 Bedrooms
- Lounge with rural views
- Luxury Dining Kitchen
- Designer Shower room
- Oil Central Heating
- Double Glazing
- Garage with utility room
- Large Hardstand
- Easily kept Gardens
- Close to the A90



A beautifully presented semi-detached bungalow in an idyllic rural setting with panoramic aspects to the Angus Glens.



Enjoying superb open aspects and a peaceful rural setting this superlative semi-detached bungalow offers ideal accommodation. It comprises lounge with the view, luxury fitted dining kitchen, 3 bedrooms and designer shower room. It benefits from oil central heating and double glazing for comfort in the cooler months. There is an easily kept garden that backs onto farmland. Parking is available on the gravel driveway. There is a single garage with a convenient utility room at the rear. Early viewing is strongly recommended to fully appreciate the value of this ideal family home. Please contact us for further details.



Extras

All carpets and blinds, the hob, oven, extractor hood, fridge/freezer, washing machine and dishwasher are included in the sale.

Garden

Located to the rear of the property the enclosed garden is mainly laid in lawn with a secluded patio to trap the summer sun. Timber shed.

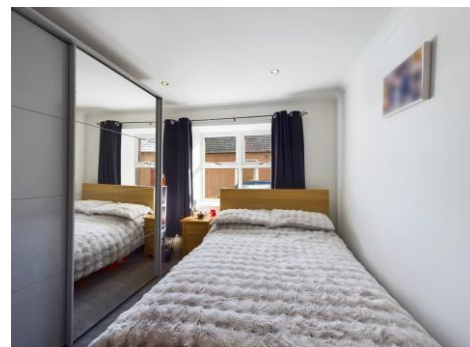
Driveway

There is ample parking for 4 or 5 cars on the gravel driveway.

Garage

Single garage with utility room at the rear.

EPC Band: D



Directions

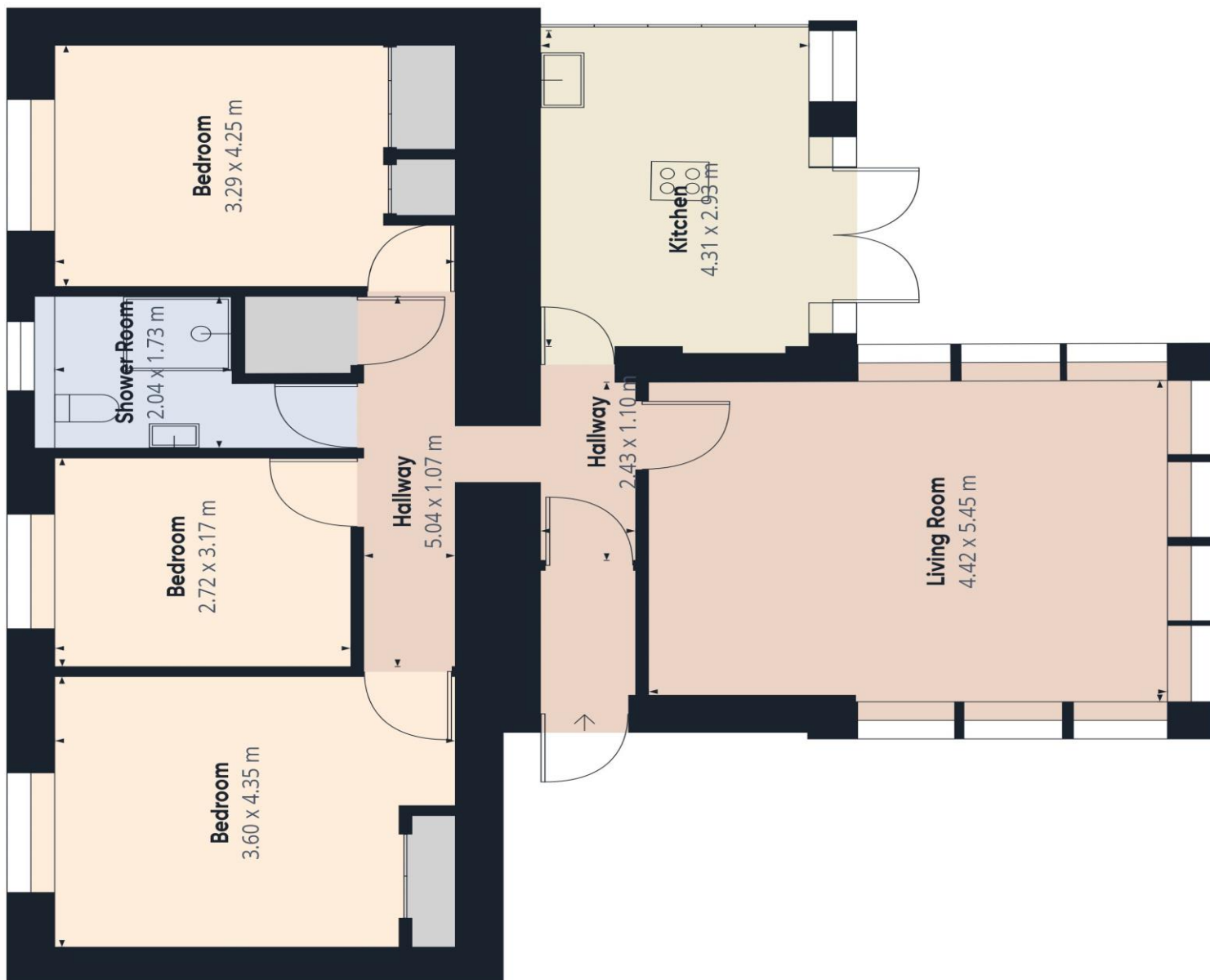
From Brechin head for Edzell by way of Trinity. Pass under the A90 and take a left at the roundabout for Edzell. Ballownie is then first right some 600 metres from the B966 and some 400 metres from Stracathro Primary School. No 2 is located straight ahead at the end of the drive as indicated by our for-sale board.

Approximate total area⁽¹⁾
95.34 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



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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.