



Solicitors & Estate Agents



## 12 Witchden Road, Brechin, DD9 7DB

Terraced House EPC Band: C

Offers over **£85,000**

# 12 Witchden Road, Brechin, DD9 7DB

Terraced House

## Overview

- Terraced
- 2 Bedrooms
- Lounge/Dining area
- Kitchen
- Shower room
- Hallway
- Gas Central Heating
- Double Glazing
- Easily Kept Gardens
- Storage Sheds
- Ample parking nearby
- Close to local amenities



*A well-presented spacious property situated in this central location close to local shopping, schools and health facilities.*



Viewers will be impressed by the quality of accommodation offered by this superb terraced house. It comprises bright lounge/dining area, fitted kitchen with hob and oven, 2 double bedrooms and a shower room. It benefits from gas central heating and double glazing for comfort in the cooler months. There are easily kept gardens to the front and rear which offer potential to the keen gardener. Parking is available within a short walk of the property. Early viewing 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, blinds, the hob, oven and extractor hood are included in the sale.

### Gardens

The enclosed front garden is mainly laid in gravel. The rear garden comprises a yard, drying green and a sloped border that offers potential to the keen gardener. There are storage sheds to the front and rear.

### Parking

There is parking on the street as well as in the former leisure centre car park.

EPC Band: C



## Directions

From our office in St David Street head towards Montrose on Panmure Street where a right at the mini-roundabout leads onto Southesk Street. Continue past the Lidl store and follow the road round to the left onto Montrose Street. Witchden Road is then first right with no 12 being located on the right hand side.

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

Reduced headroom  
0.62 m<sup>2</sup>

(1) Excluding balconies and terraces

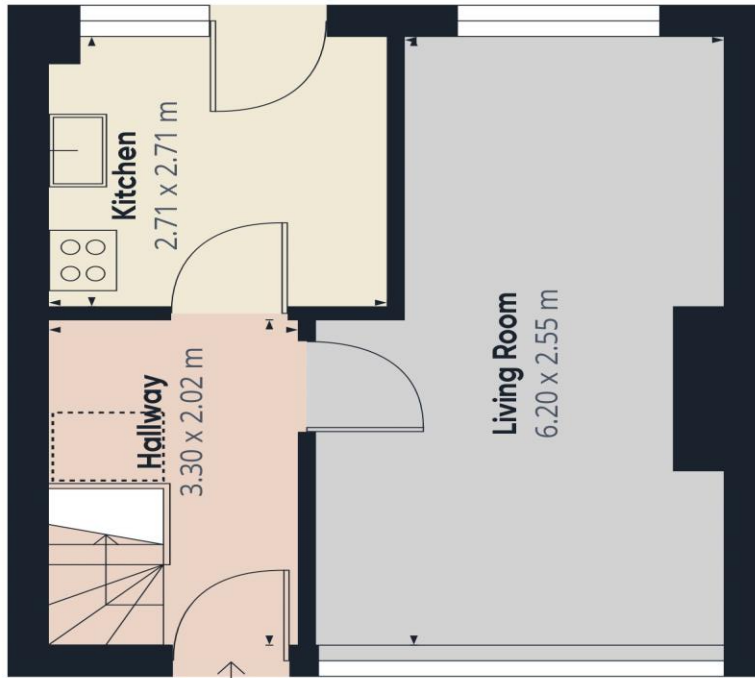
∴ Reduced headroom  
(below 1.5m/4.92ft)

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



Floor 1



Floor 0

## 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.