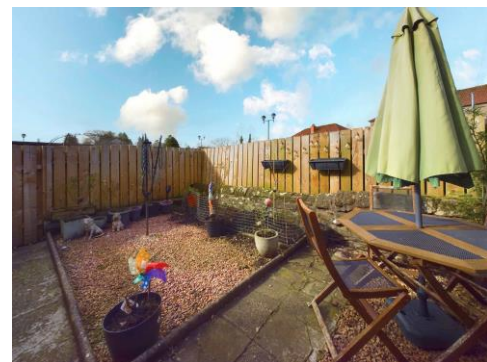


Shiells

Solicitors & Estate Agents



3 Trinity Road, Brechin, DD9 6BE

3 storey Victorian town house

EPC Band: F

Offers over **£90,000**

3 Trinity Road, Brechin, DD9 6BE

Victorian town house

Overview

- Terraced
- 2 Bedrooms
- Lounge
- Modern Kitchen
- Modern Bathroom
- Electric Heating
- Double Glazing
- Private Garden
- Parking to rear
- Within the town centre
- Close to local schools
- Stone built



Traditional terraced townhouse offers character and history within a short walk of the shops.



This traditional townhouse offers exceptional value on today's market and will appeal to all age groups. The accommodation comprises elegant lounge and modern fitted kitchen on the ground floor; bedroom 2 and the bathroom on the first floor and bedroom one on the second floor. The property was built in the 19th century and exudes great charm and character. It has been well maintained over the years and has been modernised by its current owner to offer comfortable accommodation. It is well appointed in a central location that is handy for shopping and other amenities. Early viewing is highly recommended to fully appreciate its obvious value.



Extras

All carpets and blinds, the electric fire, hob, oven, washing machine and fridge are included in the sale.

Heating

Electric heating throughout. 3 radiators are programmable.

Gardens

To the rear the garden is enclosed by stone walls and timber fencing. It is laid in red chips and slabs for ease of maintenance. Timber shed. A close gives access to the front of the property. Timber shed, rotary clothes dryer, external lighting.

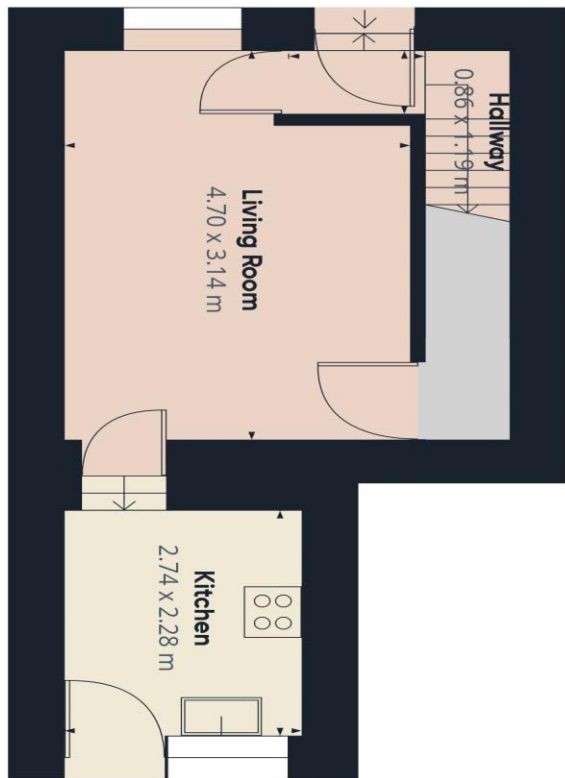
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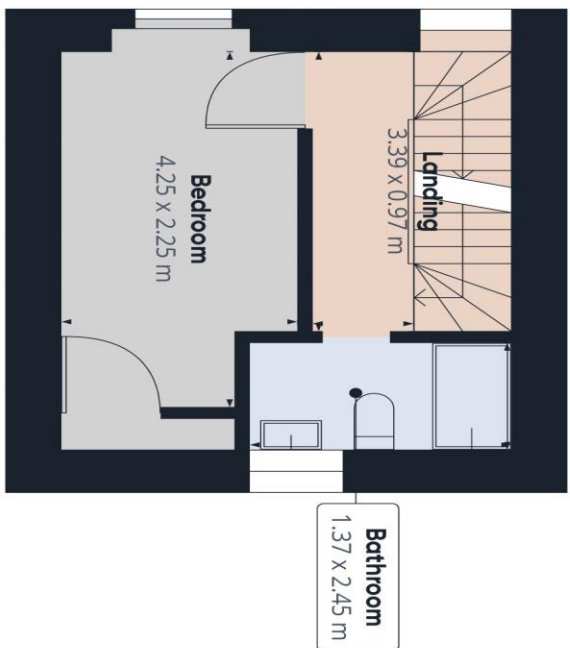
Directions

One of the more straightforward properties to find in the town.

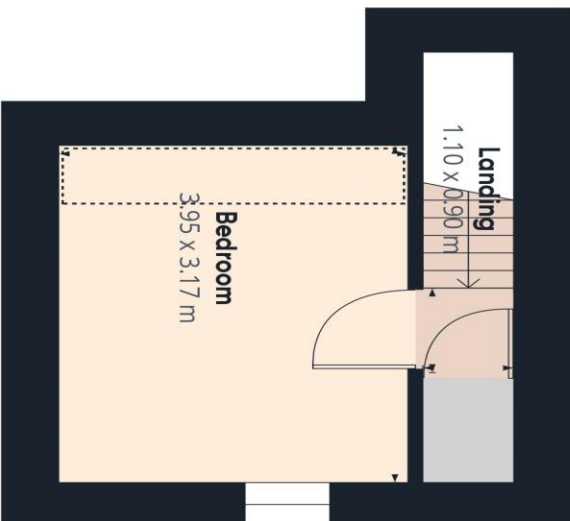
It is adjacent to the Coop superstore and benefits from the parking to the rear of the property. It is convenient for the town centre shops as well as schools and health facilities. Being on the bus route is an ideal bonus.



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

61.04 m²

Reduced headroom

2.04 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.

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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.