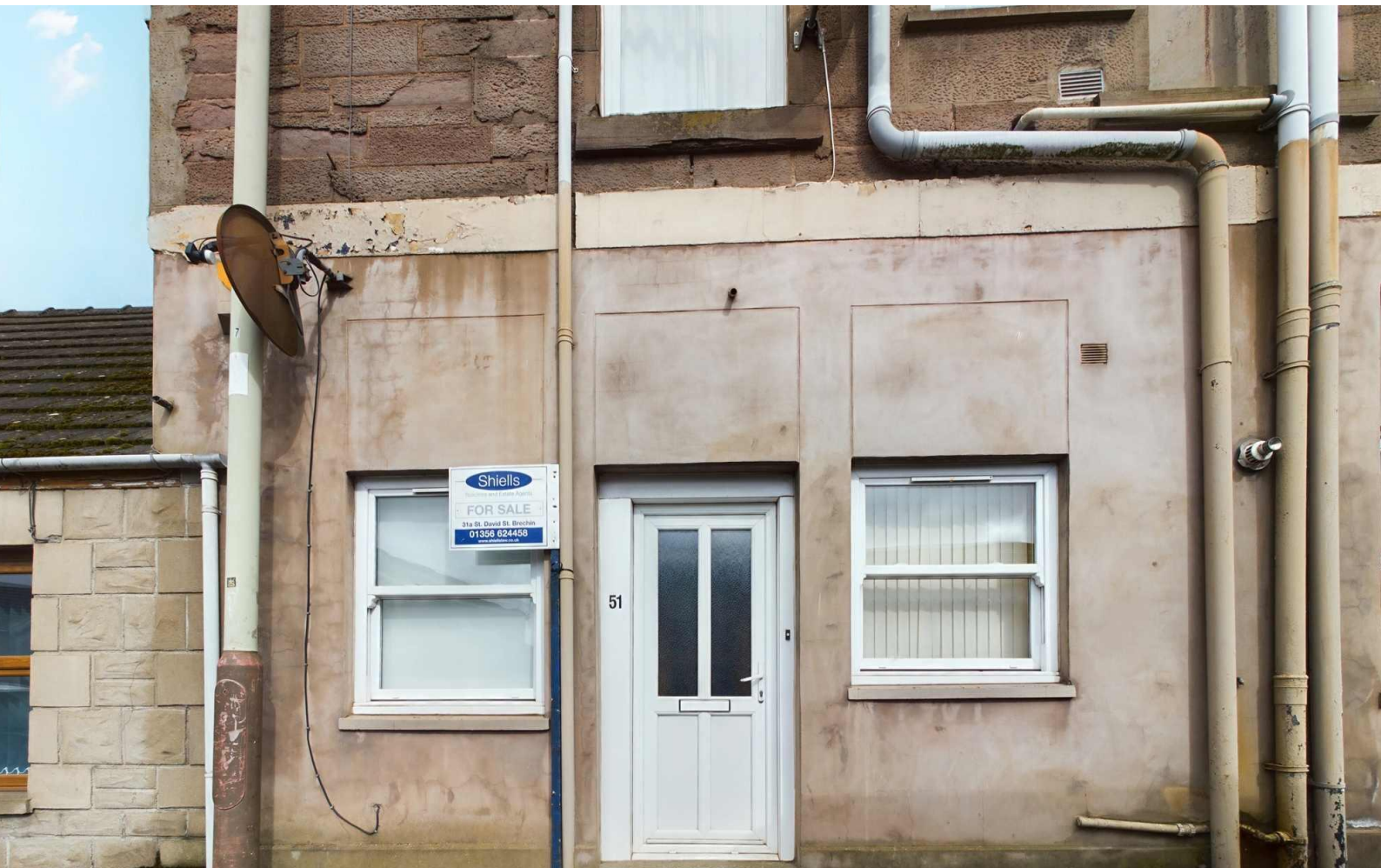


Shiells

Solicitors & Estate Agents



51 Montrose Street, Brechin, DD9 7BXG

Ground Floor Flat EPC Band: D

Offers over **£45,000**

51 Montrose Street, Brechin, DD9 7BX

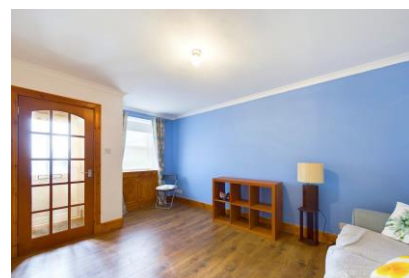
Ground Floor Flat

Overview

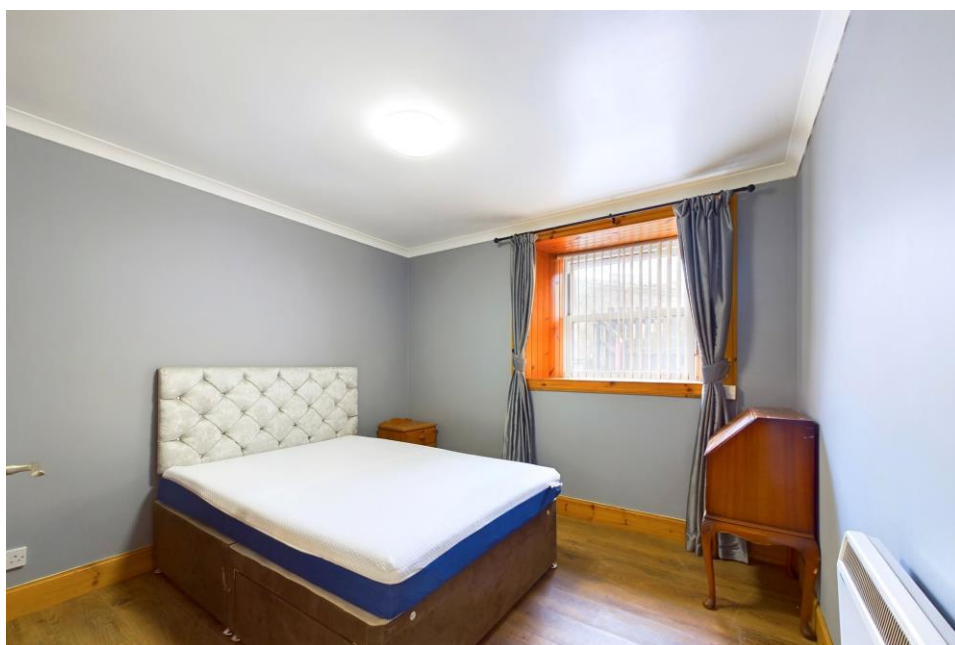
- Ground Floor Flat
- Vestibule
- Lounge
- Modern Fitted Kitchen
- Double Bedroom
- Modern Shower Room
- Inner Hallway
- Electric Heating
- Double Glazing
- Garden Shed at rear
- Parking on street
- Close to local shops etc.



A well-presented ground floor property that will appeal to all age groups and is located close to most amenities.



This superb ground floor flat offers exceptional value on today's market and will appeal to all age groups. It was renovated in 2008 and offers easily kept accommodation that comprises entrance vestibule, bright lounge, modern fitted kitchen, inner hallway with storage, double bedroom and modern shower room. It benefits from total control heating and double glazing for comfort in the cooler months. Parking is available on the street within a short walk of the property. Early viewing is highly recommended to fully appreciate the value of this ideal starter/retirement home. Please contact us for further details and viewing arrangements.



Extras

All floorcoverings and blinds, the hob, double oven, extractor hood, washing machine and fridge freezer are included in the sale.

Gardens

There are no gardens with this property although there is a brick shed at the rear, the coal shed currently houses the bins for the property.

Parking

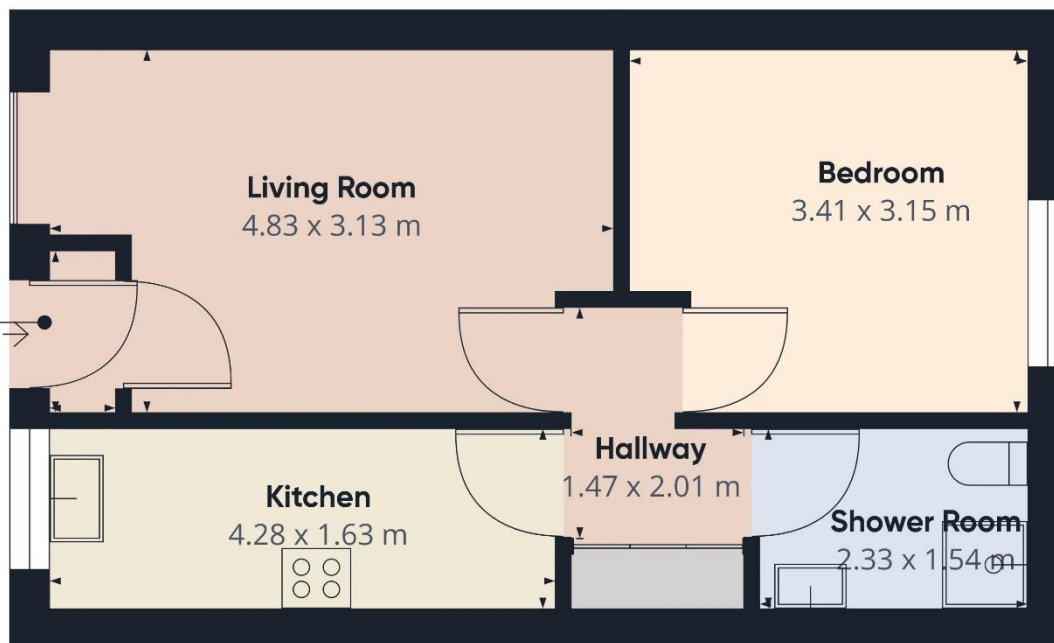
There is parking available at the front within a short walk.

EPC Band: D



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. No 51 is located on the left just after Tidy Tails.



Approximate total area⁽¹⁾
39.3 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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If you are considering selling your home please contact us today for your no obligation free market appraisal.

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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.