



Solicitors & Estate Agents



**11 Provost Square, Brechin
DD9 6DB EPC C**

Offers over **£100,000**

11 Provost Square, Brechin, DD9 6DB

2 Bedroomed end-terraced house

Overview

- End- Terraced
- Lounge
- 2 Bedrooms
- modern Kitchen Diner
- Shower Room
- Gas Central Heating
- Double Glazing
- Front and rear gardens
- Garage
- Close to local schools and amenities



A well-presented property situated in a quiet cul-de-sac in Brechin.



A well-appointed and bright end -terraced house in a quiet area of Brechin, whilst still near schools and amenities, this property opens to a hallway leading into the welcoming lounge and also has a large kitchen on the ground floor, whilst upstairs there are 2 good sized double bedrooms and a shower room.

There is Gas central heating, and double glazing throughout. Smoke alarms are also present.

The attic is accessible by a Ramsay ladder and is partially floored



Outside

Outside there are tidy front and rear gardens which have been lovingly looked after over the years. Also to the rear of the property is a single garage and a small shed.

Extras

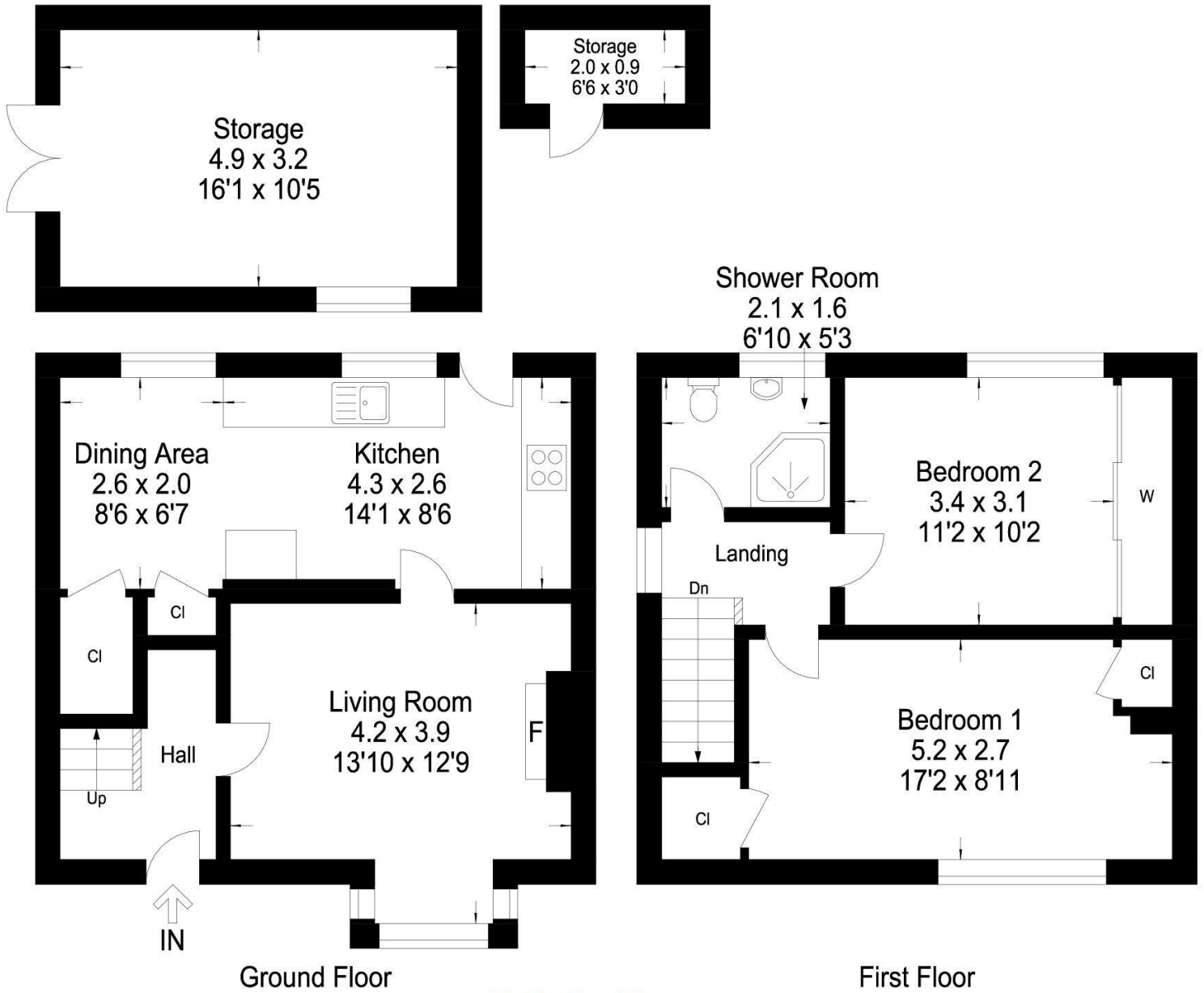
The built – in oven and hob are included in the sale.

EPC - C



Directions

From our offices in St David Street, Brechin, travel north along Clerk Street, taking a left at the roundabout just before the Coop. Take the 2nd left onto Latch Road, then 1st Right onto Provost Road. Provost Square is on your left with number 11 being on your left facing you as you enter the square and is situated beside a narrow lane.



VistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2024

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!

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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.