



1 Drumachlie Loan, Brechin, DD9 7BW

Offers Over £75,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **Main Door Ground Floor Flat**
- **Vestibule**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Easy reach of Town Centre**
- **Ideal Starter Home/ Buy to Let Investment**

Excellent opportunity to purchase this spacious main door ground floor flat situated in a well established residential area within easy reach of the town centre and local amenities. The A90 Dundee – Aberdeen dual carriageway is a short drive away.

The subjects provide generous accommodation on one level and benefit from double glazing, gas central heating, excellent storage facilities and lovely views over open countryside from the east-facing windows.

Accommodation comprises: entrance vestibule; hallway with connecting doors to all rooms and 3 storage cupboards; bright and airy lounge with recess display area with storage below; kitchen fitted with a range of base and wall mounted units with contrasting worktops and complementary splashback tiling, integrated gas hob, eye level double oven and fridge freezer, part glazed external door leading to rear garden; shower room with 3 piece suite incorporating W.C., wash hand basin and walk-in shower cubicle housing electric shower, wet-wall panelling, ceramic wall tiles and non-slip flooring; master bedroom with built in wardrobes, storage cupboards and matching drawer units; and two further double bedrooms, the larger of which has recessed shelving and built in storage facilities. Externally there is a private garden to the front, designed with ease of maintenance in mind, a large enclosed private garden to the rear with patio and gravel areas, rotary drier, summer house and garden shed and ample on street parking facilities.

This particular property would make an ideal starter home or buy to let rental investment and early viewing is recommended.

The historic Cathedral City of Brechin is situated in close proximity to the A90, and within easy commuting distance to Dundee or Aberdeen and the Angus towns of Forfar, Arbroath and Montrose.

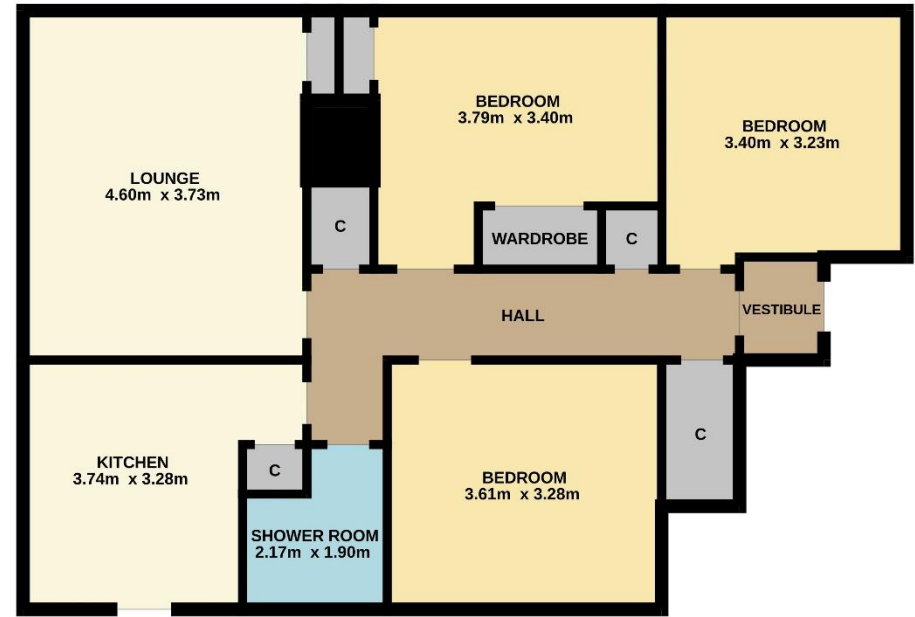
Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin offers a wealth of amenities including primary and secondary schools, a health centre, local shops, the Brechin Community Campus at Brechin High School with football grounds and gymnasium and library.

Centrally located between the Grampian Mountains and the coast there are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside. The Attic is a popular drop in centre for local youths, making Brechin an ideal environment for a full family life.





GROUND FLOOR
86.0 sq.m. approx.



TOTAL FLOOR AREA : 86.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Included in the sale are all carpets and flooring, curtains where fitted, integrated hob, oven and fridge freezer, summer house and garden shed.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.