

Blackadders

Fixed Price £190,000








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7 Bearehill Loan, Brechin, DD9 6XG



- Semi Detached Villa
- Living Room
- Dining Kitchen
- WC
- 3 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Driveway
- Gardens

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A modern semi-detached villa offering comfortable accommodation over two levels. The property is located to the west of Brechin offering easy access to the A90 dual carriageway which provides an excellent commuter link to the cities of Dundee and Aberdeen in addition to the surrounding towns and villages. Brechin offers a range of independent shops selling local produce and services together with supermarkets and recreational facilities. Schooling can be found at primary and secondary levels within easy reach.

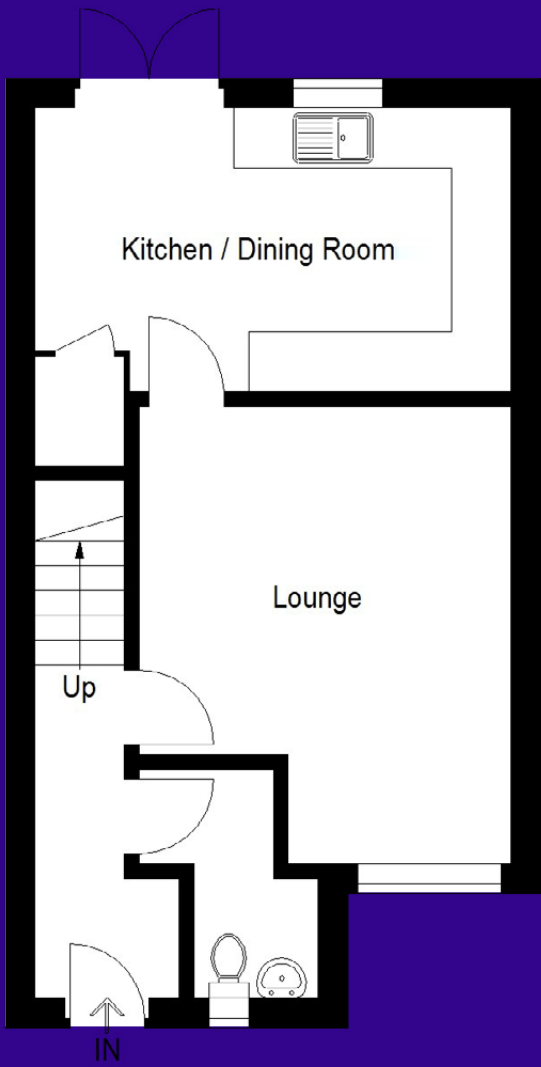




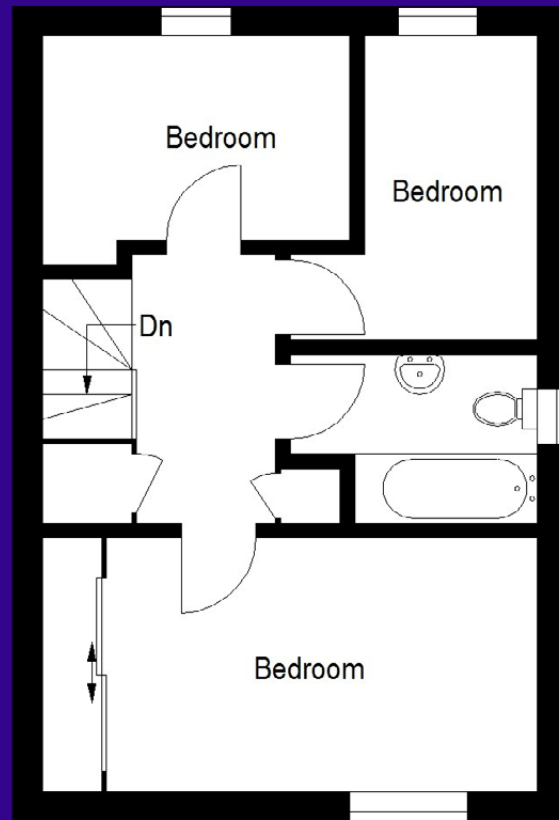
The property benefits from double glazing and gas central heating with the accommodation accessed by the entrance hall. The WC is immediately accessed from the hallway. The living room has an aspect to the front of the property with a door leading through to the dining kitchen. The kitchen is well equipped with a range of units while the dining area has a fitted storage cupboard and a door leading out to the rear garden. The upper landing gives access to the three bedrooms and the bathroom which has a shower over the bath. The master bedroom benefits from wall-to-wall wardrobe space while a fitted storage cupboard is accessed from the landing.

The monobloc driveway is located to the front of the property and provides off-street parking for up to two vehicles. The rear garden is laid in artificial turf together with an elevated paved patio. A wooden shed is also located in the rear garden and forms part of the sale.





Ground Floor



First Floor



Accommodation (measurements are approx)

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|----------------|---------------|----------------------------------|
| Living Room | 4.10m x 4.53m | (13'5" x 14'10") |
| Dining Kitchen | 2.81m x 5.24m | (9'3" x 17'2") |
| WC | 1.47m x 2.39m | (4'10" x 7'10") at widest points |
| Bedroom | 2.54m x 4.60m | (8'4" x 15'1") |
| Bedroom | 2.32m x 3.00m | (7'7" x 9'10") |
| Bedroom | 2.18m x 2.83m | (7'2" x 9'3") |
| Bathroom | 1.76m x 2.77m | (5'9" x 9'1") |





Aberdeen

6 Bon Accord Square,
Aberdeen
AB11 6XU

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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