

Shiells

Solicitors & Estate Agents



**Sgorra Bhreac, 19 Argyll Street,
Brechin, DD9 6JL EPC - D**

Offers Over **£450,000**

19 Argyll Street, Brechin

3 storey house with 5 bedrooms

Overview

- Detached
- 2 reception rooms
- 5 Bedrooms
- Formal dining room
- Kitchen & dining room
- Utility room
- family Bathroom, shower room and ensuite
- Downstairs Cloakroom
- Gas Central Heating
- Double Glazing
- Large Driveway and double Garage with electric doors



An outstanding property which is well-presented and spacious.



This is an exquisite property which has accommodation on 3 levels with 2 reception rooms, a formal dining room, large kitchen and dining room with an open plan design leading into one of the reception rooms which is bright and welcoming. A Cloakroom and large utility room are also on the ground floor.

On the first floor there is a family bathroom and 3 double bedrooms 2 of which have built in wardrobes with the master also having an ensuite, the 3rd bedroom is currently being used as a study. On the next level there are 2 further double bedrooms and a large shower room. There is Gas central heating, double glazing and smoke alarms.



Extras

All kitchen appliances, including integral microwave, large stove dishwasher, and American Fridge as well as carpets, curtains and blinds are included in the sale.

Exterior

There is a large driveway leading to an impressive double garage which has electric doors and a floored loft, the garage has access to the house.

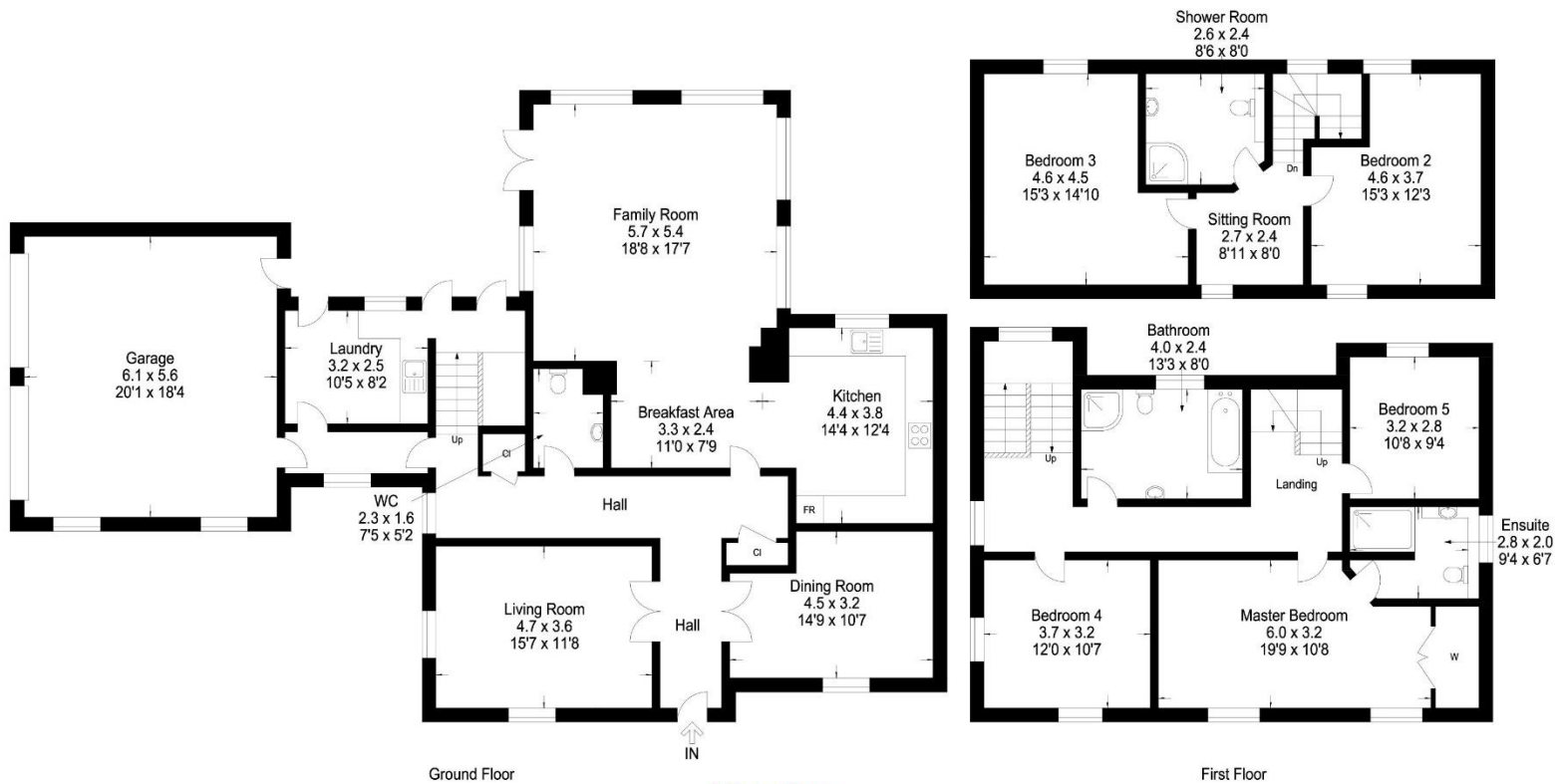
The front garden is laid out for ease of maintenance whilst there a small patch of garden in which there is a shed in a secluded side of the property. To the rear there is a south facing enclosed back garden which has fruit trees and lawn, there is also an area of decking. There are 2 large external cupboard /cellars which are situated under the property and are ideal storage for your garden furniture.

EPC - D



Directions

From our offices, enter onto Airlie Street, then take a right onto Argyll Street. The property is the last house on the left hand side. .



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 110827)
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.