



Solicitors & Estate Agents



**8 Provost Buchan Road, Brechin,
DD9 6DE EPC - C**

Offers Over **£150,000**

8 Provost Buchan Road, Brechin

Semi-detached 3 bedroomed house.

Overview

- Semi-detached
- 3 Bedrooms
- Living room with dining area
- Kitchen
- Cloakroom
- Shower Room
- Gas Central Heating
- Double Glazing
- Enclosed rear garden
- Driveway
- Close to local schools



A lovely 3 bedroomed semi-detached house in a quiet residential area which is close to schools and amenities.



This welcoming family home was built in the 1970's and opens into the ground hallway which has a large lounge with dining area with patio doors leading to the enclosed rear garden. Also on the ground floor is a modern kitchen with breakfast bar and a cloakroom. Upstairs there are 3 double bedrooms, the largest of which has fitted wardrobes and matching dressing table, a modern shower room and a good-sized cupboard which also houses the boiler and tank.

The property has gas central heating which is regularly serviced and double glazing.



Extras

Included in the sale fridge, freezer, hob, oven and dishwasher.

Gardens

The front gardens are laid with lawn and are enclosed by a low wall. There is a private parking space also to the front of the property.

The rear garden is enclosed and laid out with gravel and slabs for ease of maintenance and has a greenhouse and 2 sheds.

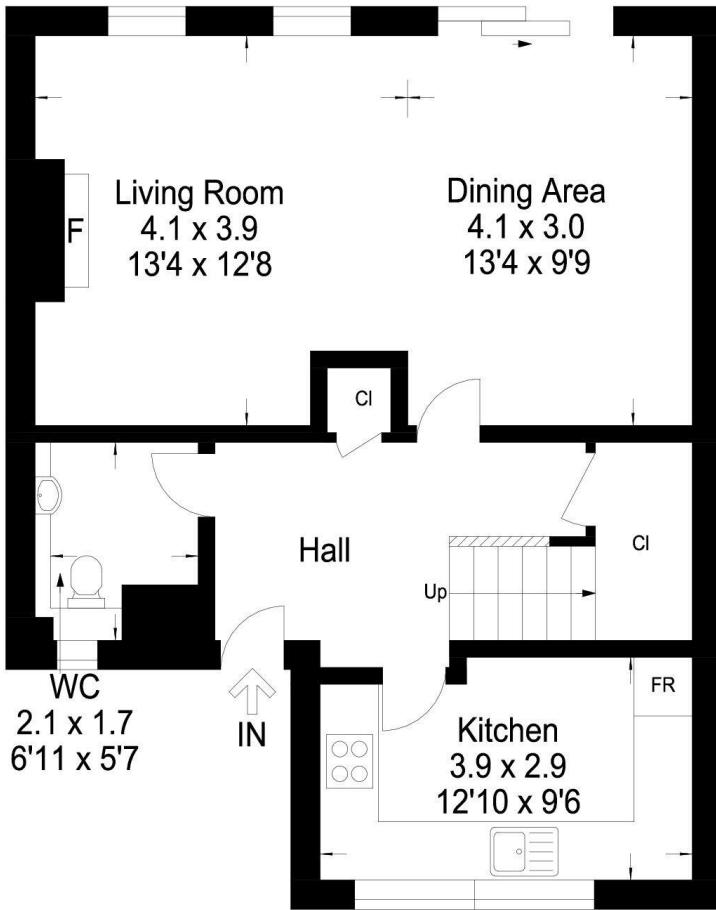
There is a yearly factoring charge for land maintenance of around £90.

EPC - C

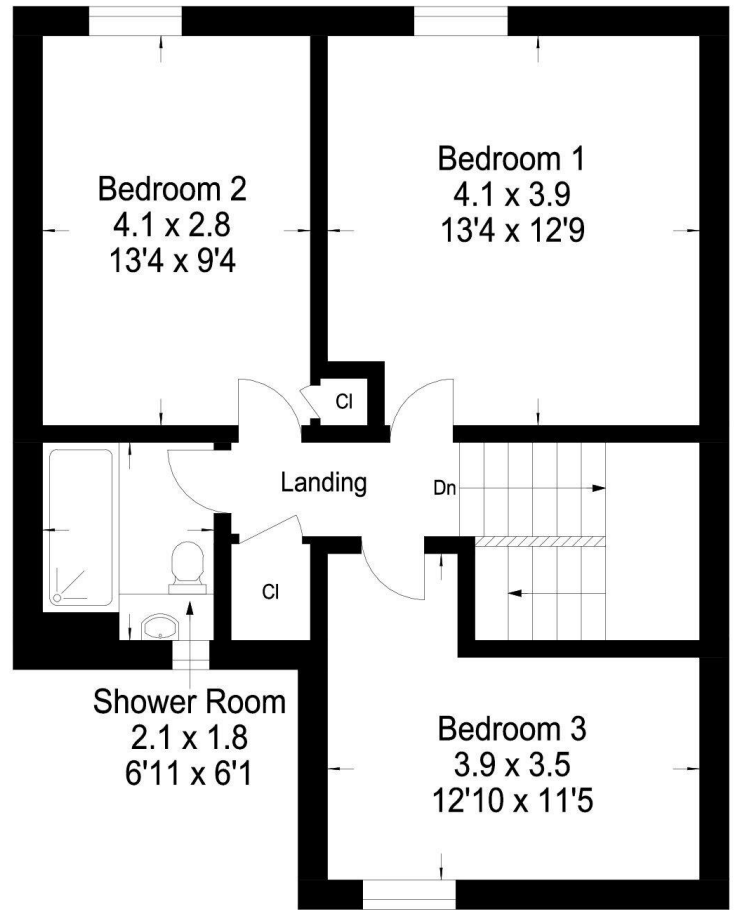


Directions

From our offices in St David Street, Brechin, drive eastwards into Clerk Street, at the roundabout take the first exit and follow road onto Cookston Road, take left at Provost Millar Avenue and follow the road wound to Provost Buchan Road, number 8 is in the cul-de-sac on the right hand side.



Ground Floor



First Floor

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!

Tel: 01356 622 171



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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.