



Solicitors & Estate Agents



**15 Dundas Park, Brechin,
DD9 7BL EPC – D**

Offers Over **£120,000**

15 Dundas Park, Brechin

End-terraced 3 bedroomed house

Overview

- Lounge
- 3 Bedrooms
- Modern Kitchen with breakfast bar
- Shower Room
- Gas Central Heating
- Double Glazing
- Lovely front garden
- Driveway and Garage
- Close to local schools



A lovely end-terraced house in a quiet area of Brechin



A fantastic opportunity to purchase an end-terraced 3 bedroomed house, with a large lounge and fitted breakfast kitchen on the ground floor, there are 2 double bedrooms and a further single bedroom upstairs with loads of storage. The shower room is modern and big enough to change to a bathroom should you wish.

The property benefits from Gas Central and a new electric fire in the lounge, there is double glazing throughout.



Outside

The front garden is laid with plants and lawn. A summer house, garden shed and small green house all sit in the rear garden which is laid with stones and slabs for ease of maintenance. A driveway leading to the single garage completes this property.

Extras

The Cooker, hob, fridge freezer which are all integral, as well as a washing machine are the kitchen appliances included in the sale. Whilst outside the summerhouse, shed and green house are included in the sale

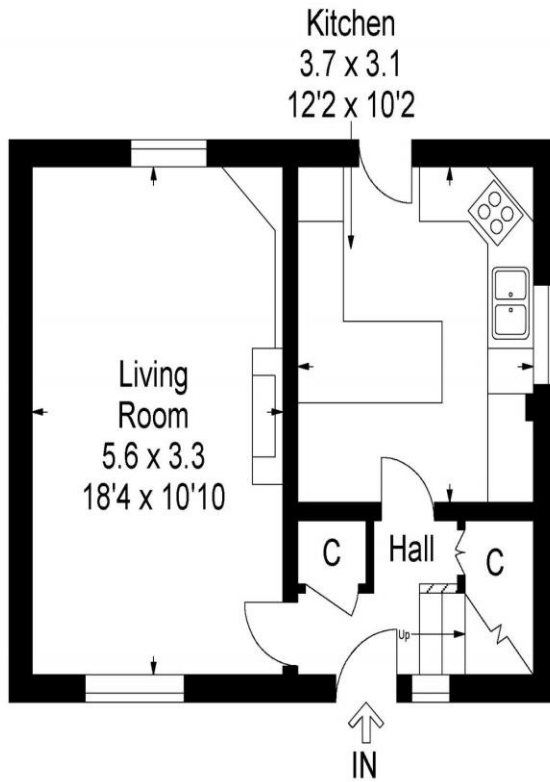
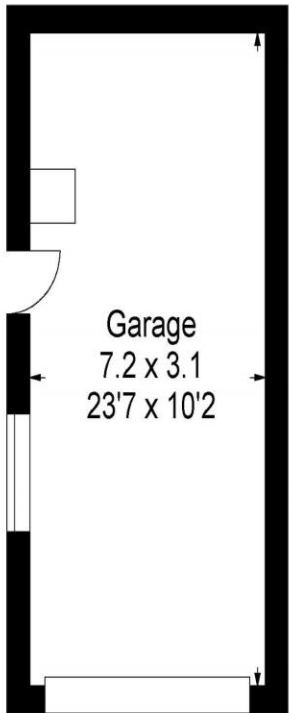
EPC – D

Council Tax Band - B

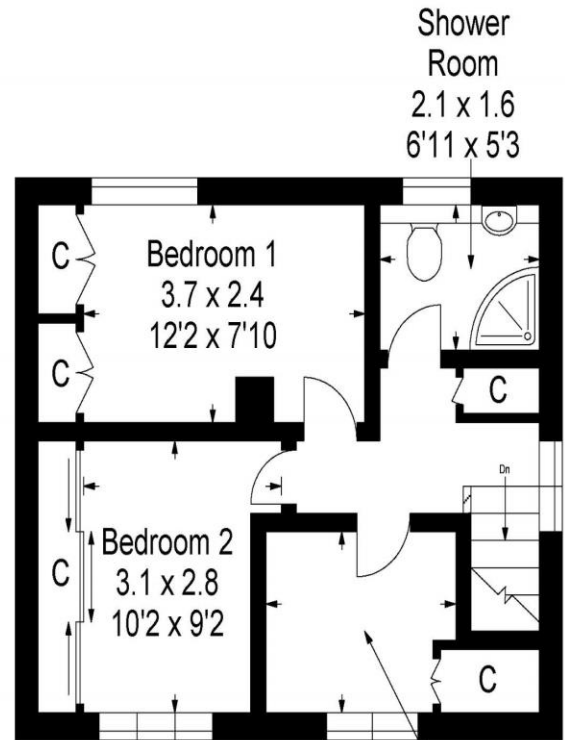


Directions

From our offices in St David Street, Brechin, drive way and along Panmure Street take a right onto Southesk Street, turn left onto Park Road, stay on Park Road then turn right onto Drumachlie Loan and then right onto Dundas Park . Number 15 is around the bend and on your left hand side



Ground Floor



First Floor



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)

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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



31a St David Street, Brechin, Angus DD9 6EG



Phone: 01356 622 171 Email: property@shiells-law.co.uk

www.shiellslaw.co.uk

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.