



Solicitors & Estate Agents



14 Bearehill Glebe, Brechin, DD9 6XE

Detached Executive House

EPC Band: C

FIXED PRICE **£310,000**

14 Bearehill Glebe, Brechin, DD9 6XE

Detached Executive House

Overview

- Detached
- 5 Bedrooms
- 2 Reception Rooms
- Luxury Dining Kitchen
- 2 En-suites
- Bathroom
- Downstairs Cloakroom & Utility
- Gas Central Heating
- Double Glazing
- Garage & Driveway
- Gardens
- Close to local amenities



A beautifully presented modern property of generous proportions that is well appointed on the ever popular Bearehill Estate.



Family home purchasers need look no further than this superb detached executive home. In excellent internal condition it comprises lounge, family room, fifth bedroom, luxury fitted dining kitchen, utility room and cloakroom on the ground floor; while upstairs there are 4 double bedrooms, two en-suites and the family bathroom. It benefits from gas central heating and full double glazing for comfort in the cooler months. There are easily kept gardens which offer further potential to the keen gardener. Parking is available on the large driveway and in the large single garage. Early viewing is strongly recommended to fully appreciate the value of this ideal family home.



Extras

All carpets, blinds and the Neff hob, oven, extractor hood, dishwasher and fridge freezer are included in the sale.

Gardens

Easily kept front garden is laid in gravel with some shrubs. The enclosed rear garden is largely laid in lawn with a paved area.

Garage

Single garage with power, light, roller door, window and rear personal door.

Parking

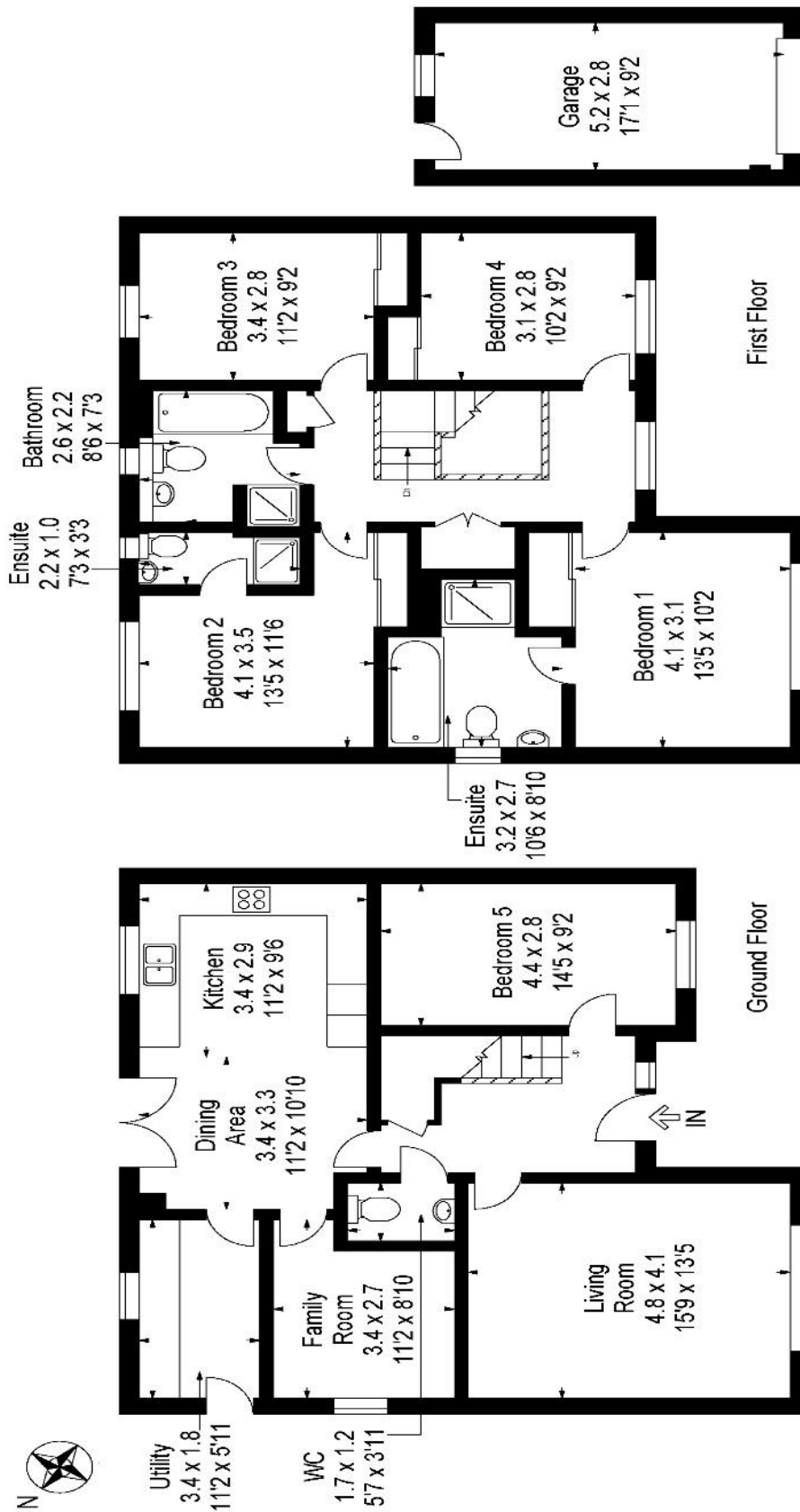
The mono block driveway offers parking for the family's cars.

EPC Band: C



Directions

From our offices head East by way of St Mary Street and Castle Street and proceed to the arched entrance of the Bearehill estate. Bearehill Glebe is the second cul-de-sac on the right and no 14 is located at the far end as indicated by our for-sale board.



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 dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/drawers to wall surfaces 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



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.