



Solicitors & Estate Agents



## 2 Bearehill Glebe, Brechin, DD9 6XE

Detached House    EPC Band: C

Offers Over **£190,000**

# 2 Bearehill Glebe, Brechin

Detached House

## Overview

- Detached
  - 2 Bedrooms
  - Lounge
  - Dining Kitchen
  - Bathroom
  - Gas Central Heating
  - Double Glazing
  - Lovely Gardens
  - Garage and driveway
  - Close to local amenities
- Council tax band D



*A lovely detached bungalow in a quiet residential area.*



Viewers will be impressed with this lovely 2 bedroomed bungalow which sits on the outskirts of Brechin in a quiet area.

The modern home is detached and has a large lounge to the front of the property and has 2 double bedrooms. A dining kitchen and bathroom complete this future home.

It benefits from gas central heating and double glazing and is modern throughout.

Early viewing is strongly recommended to fully appreciate the value of this ideal family home. Please contact us for further details and viewing arrangements.





### Extras

All carpets and blinds are included in the sale. As well as a washing machine and fridge

### Gardens

There is a small area of grass at the front of the property with a good sized enclosed garden to the rear which has an area of decking and a drying area.

### Parking

There is a driveway leading to a single garage.

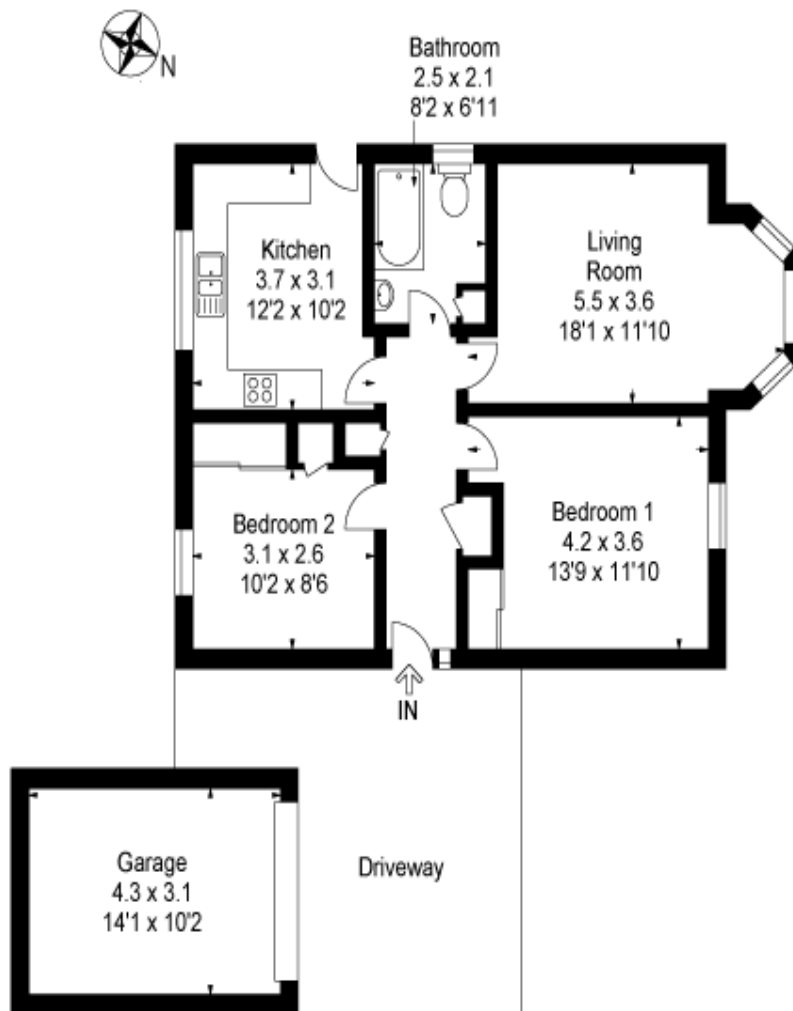
EPC Band: C



## Directions

From our offices in St David Street, Brechin drive towards Brechin Castle, directly opposite the Castle take a right into the housing estate of Bearehill. Bearehill Glebe is the second on the left and the property is the first detached house on the right hand side.

What3words - euphoric.towel.exclusive



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 110627)

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## 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.