

# Shiells

Solicitors & Estate Agents



**23 Castle Street, Brechin, DD9 6JW**  
**Maisonette flat** EPC Band: D

Offers Over **£130,000**



# 23 Castle Street, Brechin

2 bedroomed maisonette

## Overview

- Bright Lounge
  - 2 Bedrooms
  - Dining Kitchen
  - Large Bathroom
  - Gas Central Heating
  - Partial Double Glazing
  - Lovely Gardens
  - Close to local amenities
- Council tax band A



*A charming 2 bedroomed flat close to local amenities*



This is a charming property which has been restored to a high standard. This maisonette flat sits on Castle Street and has a large lounge to the front of the property and kitchen / diner on the first floor whilst upstairs there are 2 double bedrooms and a fantastic bathroom with free standing bath and separate shower.

It benefits from gas central heating and partial double glazing. There is a garden to the rear which is well maintained with a seating area to enjoy the sun's rays.

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

The cooker/hob, fridge /freezer, dishwasher, and washing machine are included in the sale. Every window has working wooden shutters

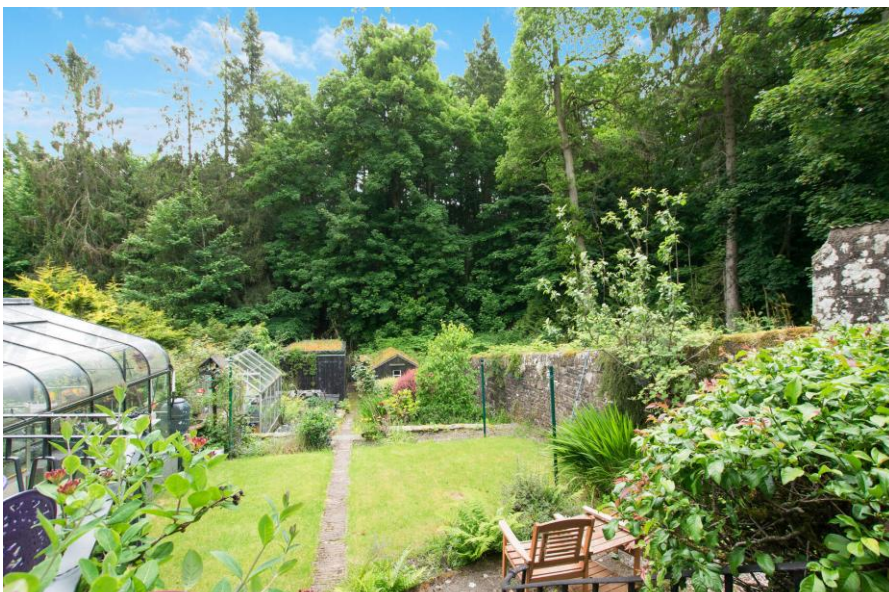
### Gardens

There is a garden at the rear of the property which is accessed from the side of the property. The garden is well maintained laid out with plants and grass, there is an area of seating at the rear of the property. This is a shared garden which has a demarcation line of the path separating each garden.

### Parking

There is ample on street parking outside the property

EPC Band: D



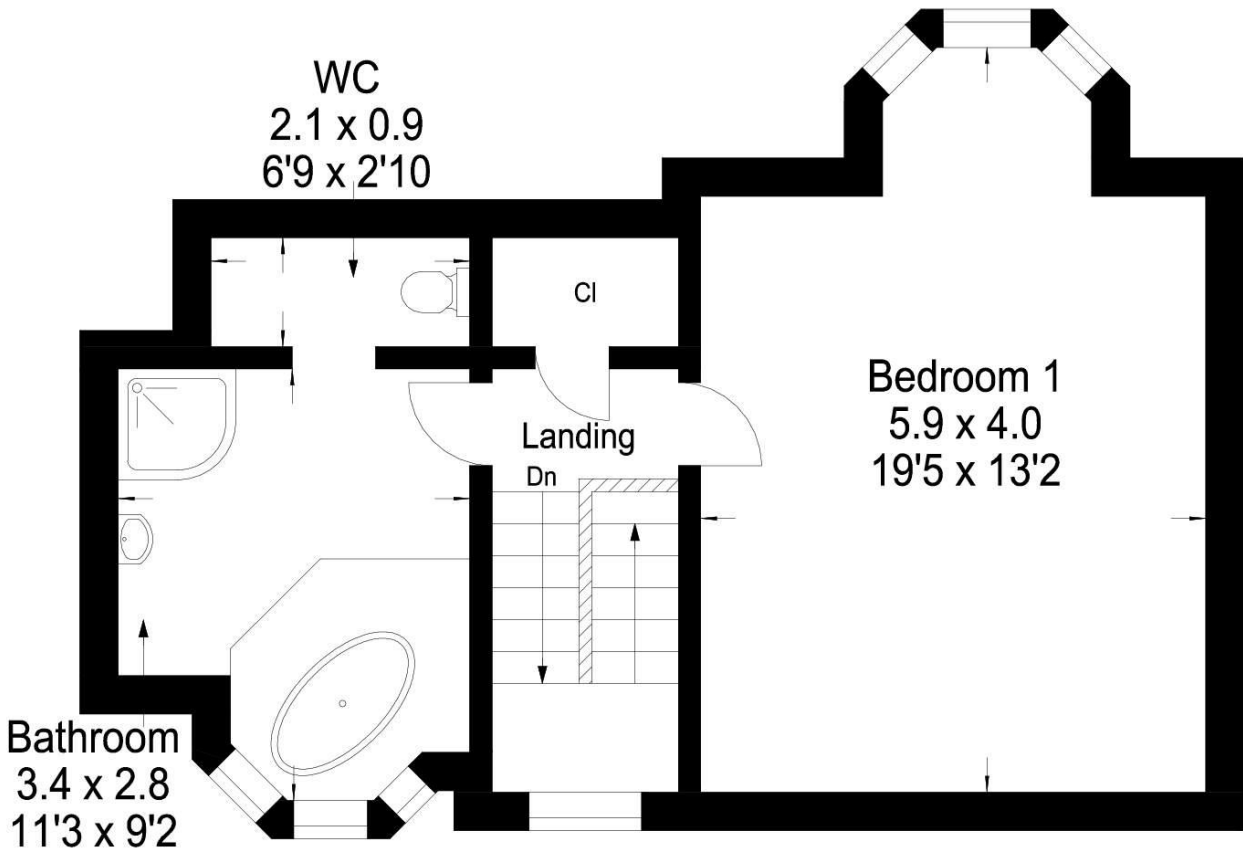
### Directions

From our offices in St David Street, Brechin take a left as if heading out of the town and drive onto Castle Street. 23 Castle Street is the last property on the left hand side.

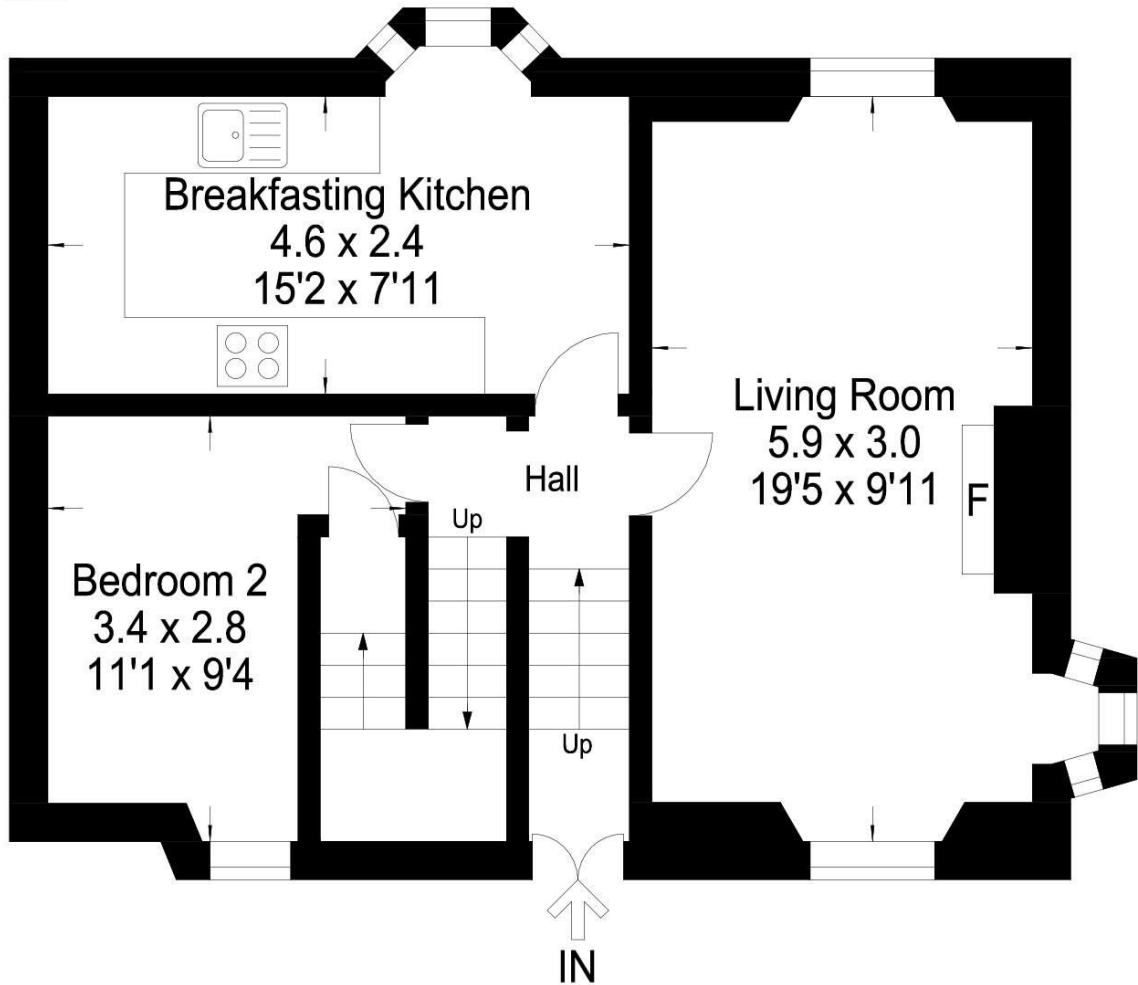
What3words

Brochure.coping.conjured





First Floor



Ground 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