



Solicitors & Estate Agents



17 Dr Lang Place, Brechin

Detached Bungalow EPC Band: C

Offers over **£225,000**

17 Dr Lang Place, Brechin, DD9 6BF

Detached Bungalow

Overview

- Detached
- 3 Bedrooms
- Lounge
- Dining Room
- Large kitchen and utility
- Bathroom and en-suite
- Gas Central Heating
- Double Glazing
- Low maintenance gardens
- Driveway and single garage



A spacious property which is bright and welcoming.



This detached Bungalow in the quiet cul-de-sac of Dr Lang Place, offers immense potential. It comprises entrance porch, bright lounge which leads to a dining room, a large kitchen and utility room. There are 2 double bedrooms, the largest of which has an en-suite, and a good-sized single bedroom. The family bathroom is impressive in size with a 4-piece suite including a bidet. This property benefits from gas central heating and double glazing with a new boiler being fitted in the last 6months.

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 curtains as well as the oven and hob are included in the sale.

Gardens

To the front there is a small garden which sets the house back from the street. A driveway leads to a single garage up the side of the house, whilst at the rear there is a low maintenance garden.

Parking

Driveway and single garage.

Council tax band: E

EPC Band: C

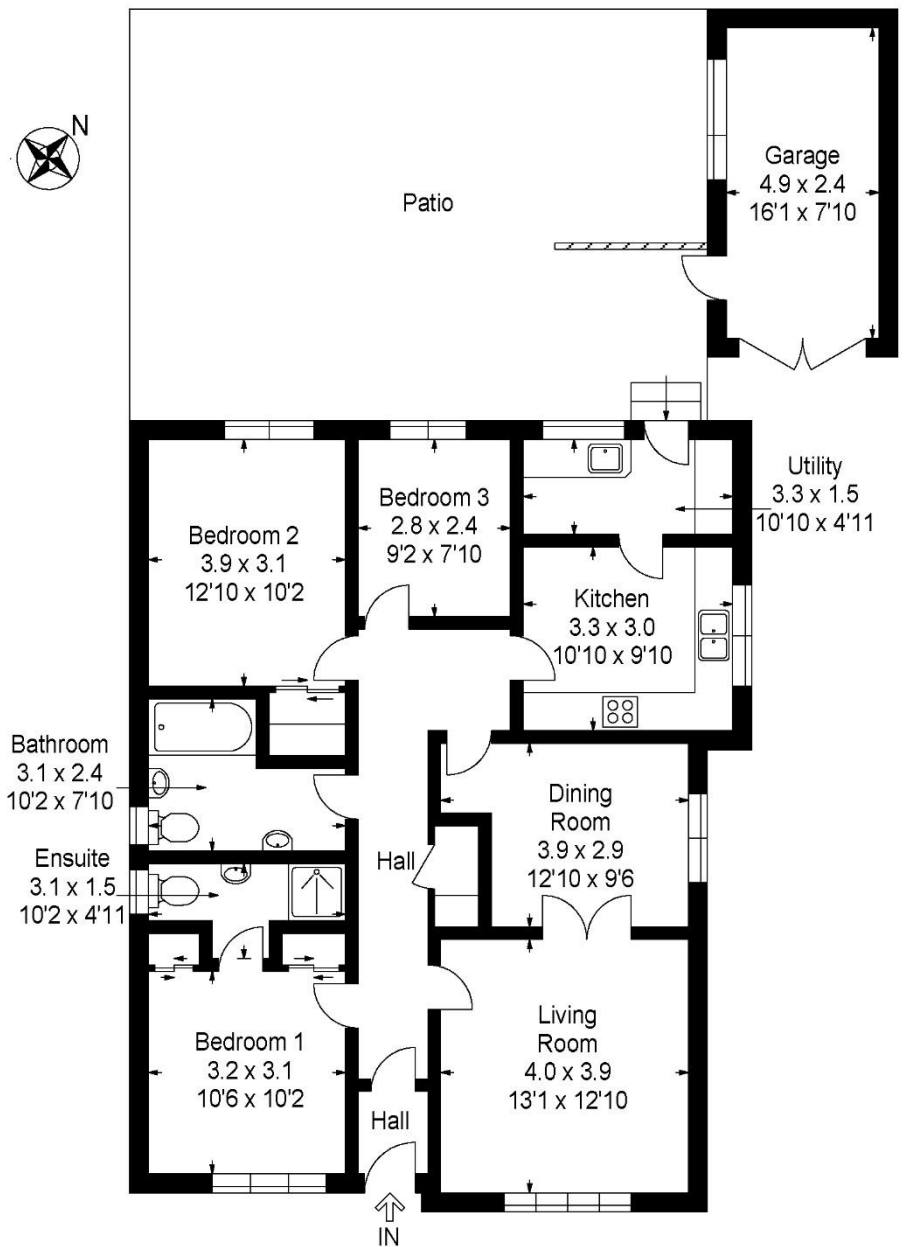


Directions

From Shiells Office, drive into Clerk Street and take the first left at the roundabout, follow the road up Cookston Road and Dr Lang Place is on the left hand side just prior to leaving Brechin. Number 17 is on the right hand side.

What3words

Atomic.reflect.custodian



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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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.