



51 Caledonian Road, Brechin, DD9 6BG

Offers Over £75,000

Home Report Value - £80,000

Contact Solicitors to arrange
an appointment to view
01382203000

Chamber Practice 



- **Hallway**
- **Lounge/Dining**
- **Dining Kitchen**
- **2 Double Bedrooms**
- **Shower Room**
- **Double Glazing**
- **Electric Heating**
- **Private Gardens**
- **Popular Location**
- **Upgrading Required**
- **Ideal First Time Buy**

Excellent opportunity to purchase this two bed end terraced family home situated in a popular location close to many amenities and within easy reach of the town centre.

Accommodation over two levels comprises: hallway with doors to lounge and kitchen and carpeted staircase to the upper level; bright lounge/dining with dual aspect windows; dining kitchen with ample base and wall mounted units and space for table and chairs, slot in cooker, free standing fridge freezer and under counter fridge, washing machine and tumble dryer, part glazed external door to rear garden. On the upper level there are two double bedrooms with built in wardrobe/storage facilities and a modern shower room with W.C., vanity unit with inset hand basin and walk-in shower cubicle housing electric shower, attractive wet-wall panelling.

Externally there are enclosed private gardens to front and rear, designed for ease of maintenance with storage cellar and garden shed

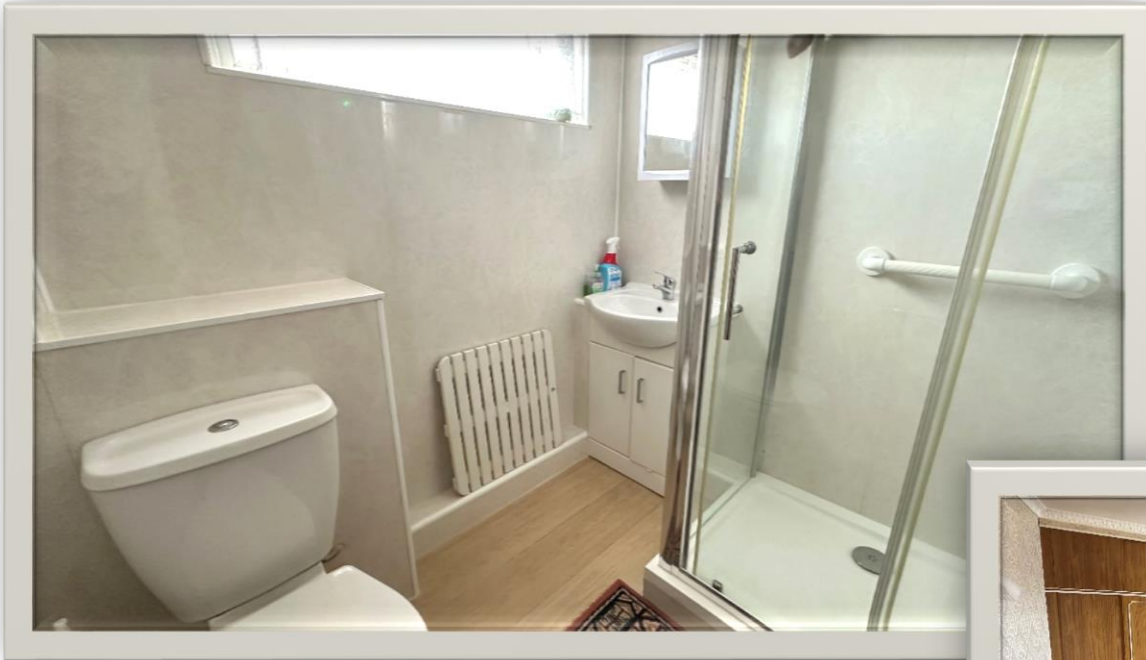
Benefits include no chain, electric heating and double glazing.

The subjects, whilst in need of a degree of modernisation, would make an ideal first time buy for those looking to put their own stamp on their first home. Early viewing is recommended.

The historic Cathedral City of Brechin is situated in close proximity to the A90, and within easy commuting distance to Dundee or Aberdeen and the Angus towns of Forfar, Arbroath and Montrose.

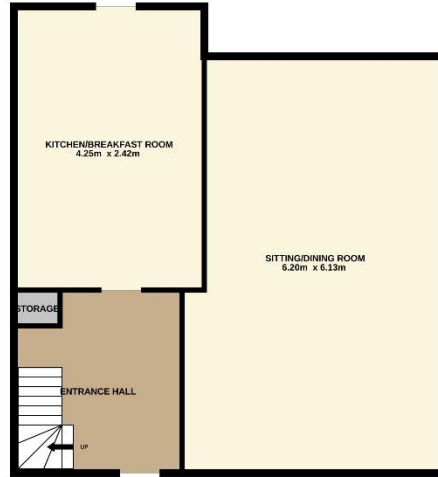
Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin offers a wealth of amenities including primary and secondary schools, a health centre, local shops, the Brechin Community Campus at Brechin High School with football grounds and gymnasium and library.

Centrally located between the Grampian Mountains and the coast there are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside. The Attic is a popular drop in centre for local youths, making Brechin an ideal environment for a full family life.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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