



Solicitors & Estate Agents



4 Albert Place, Brechin, DD9 7DJ

Upper Maisonette Flat EPC Band: C

Offers over **£100,000**

4 Albert Place, Brechin, DD9 7DJ

Substantial Double Upper Flat

Overview

- Terraced
- 2 Bedrooms
- Lounge
- Dining Kitchen
- Bathroom
- Large Attic
- Gas Central Heating
- Triple Glazing
- Parking available
- Drying Area
- Shared Gardens
- Close to local schools



A traditional terraced home of character offering ideal family accommodation that offers potential for an attic conversion.



This substantial maisonette flat offers exceptional value on today's market and will appeal to family home purchasers. It comprises bright lounge and fitted dining kitchen on the lower floor; while upstairs there are 2 bedrooms, a box room and the family bathroom. It benefits from gas central heating and triple glazing for comfort in the cooler months. There are shared gardens that are maintained by Angus Council as well as a private drying area. There is parking spaces for the family's cars within the quiet cul-de-sac. Early viewing is strongly recommended to fully appreciate the value of this ideal starter/family home.



Extras

All carpets and blinds, the cooker, fridge/freezer, washing machine and dishwasher are included in the sale. There is a range of furniture and ornaments that may be purchased by separate negotiation.

Gardens

There are shared gardens that surround the property. They are mainly laid in grass which is cut by Angus Council. There is a drying area and a storage cellar.

Parking

There are 2 parking spaces that are allocated to the property.

EPC Band: C



Directions

From our office in St David Street head towards Montrose on Panmure Street where a right at the mini-roundabout leads onto Southesk Street. Continue past the Lidl store and follow the road round to the left onto Montrose Street. Albert Place is then first left and no 4 on the right as indicated by our for sale sign.



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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!

Tel: 01356 622 171



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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.