



Solicitors & Estate Agents



13 Panmure Street, Brechin
DD9 6AR **2 Bedroomed flat**

Offers Over **£87,500**

13 Panmure Street, Brechin

2 Bedroomed ground floor flat

Overview

- ground floor flat
- 2 Bedrooms
- Large Lounge
- Kitchen
- Bathroom
- rear hallway
- Gas Central Heating
- Partial Double Glazing
- Cellar
- Ample on-street parking



A lovely flat close to the town centre.



A historical property built in 1845 and was once a private school this is a lovely 2 bedroomed flat. You enter the property via your own door into a wide hall, where you will find a large lounge and impressive double bedroom at the front of the property, whilst at the rear you find a 2nd double bedroom, bathroom and large kitchen. From the kitchen there is a small private hallway for additional storage and to gain access to the rear of the property where you will find your private cellar. Windows at the front of the property have secondary glazing whilst windows at the rear are double glazed. The property has Gas central heating and fitted smoke alarms .



Extras

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

Exterior

There is an exterior stone built shed in the rear garden as well as a bin recess. There are no gardens included with this property.

EPC Band: D

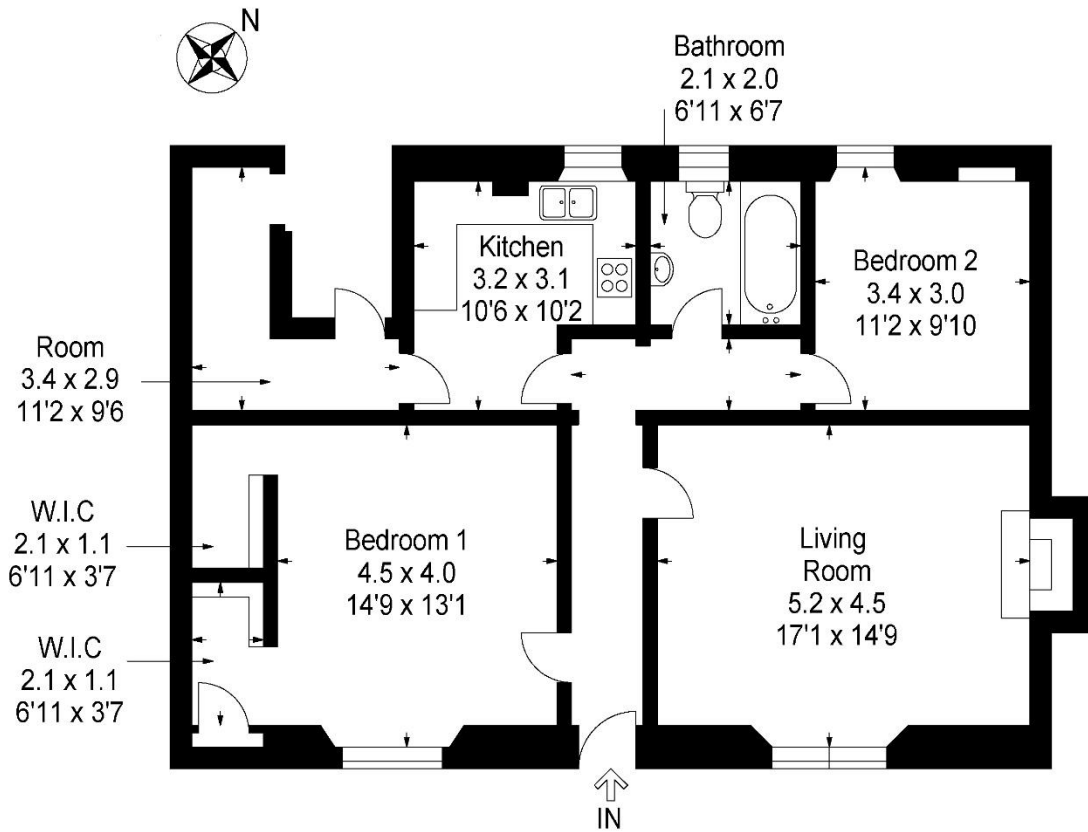
Council tax Band: A



Directions

From our offices in St David Street, head along in Swan then take a right into Panmure Street, Brechin. 13 Panmure Street is on the left hand side.

What3words
vintages.snake.mergers



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)

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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.