

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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6 Merchant Mews, BRECHIN, DD9 6FE

- **Detached Villa**
- **Living Room**
- **Bedroom 4/Living Room**
- **Kitchen/Dining**
- **Utility Room & WC**
- **Bedroom 1 & En-Suite**
- **Bedroom 2**
- **Bedroom 3**
- **Study Area**
- **Bathroom**
- **Air Source Heating, Double Glazing**
- **Garden**
- **Deposit Contribution or Part Exchange your Property**

FIXED PRICE £279,950

3/4 Bedroom Detached Home

126 sq m (1,357 sq ft)

Energy Efficiency Rating 87%

A contemporary collection bright and modern 2, 3 & 4 bedroom new build villa — with large windows and smart use of space — Brechin West combines the style, convenience and energy efficiency of a new development with the deep historical roots and handy amenities of Brechin.

From the planning of streets and paths to the treatment of greenspace boundaries and the placement of each individual home — every feature has been carefully tailored to the area by Scotia's designers. Open-ended streets allow for stunning views out to the wider landscape and green spaces are integrated into the overall layout to offer a real sense of community and place.

The 'Corner House' is a spacious 4 bedroom detached house featuring a contemporary open plan ground floor with patio doors opening to your enclosed rear garden, perfect for hosting friends and family alike. Utility provides that bit more space leading to a downstairs WC, extra storage and another rear door. The Symphony kitchen comes fitted with oven, hob & hood as well as an integrated fridge freezer. On the first floor, the master bedroom features a good sized en-suite shower room as well as a generous walk-in wardrobe. Bedrooms two and three are also on the first floor, both benefitting from built-in wardrobes. The top hall has an area suitable for working from home, overlooking the front of the property, great for separating work and family life.

Living Room

5.30m x 4.82m (17'5" x 15'10")

CONTEMPORARY DEVELOPMENT

Bedroom 4/Living Room

3.14m x 2.87m (10'4" x 9'5")

STUNNING COUNTRYSIDE

Kitchen/Dining

3.14m x 3.0m (10'4" x 9'10")

HISTORIC TOWN SETTING

Utility Room

3.05m x 1.93m (10'0" x 6'4")

SENSE OF COMMUNITY

WC

1.89m x 1.44m (6'2" x 4'9")

LARGE GREEN SPACES

CONNECTED STREETS & PATHS

Bedroom 1

3.77m x 3.50m (12'4" x 11'6")

Wardrobe

1.38m x 1.70m (4'6" x 5'7")

En-Suite

1.70m x 2.31m (5'7" x 7'7")

Bedroom 2

3.38m x 2.95m (11'1" x 9'8")

Bedroom 3

2.86m x 2.95m (9'5" x 9'8")

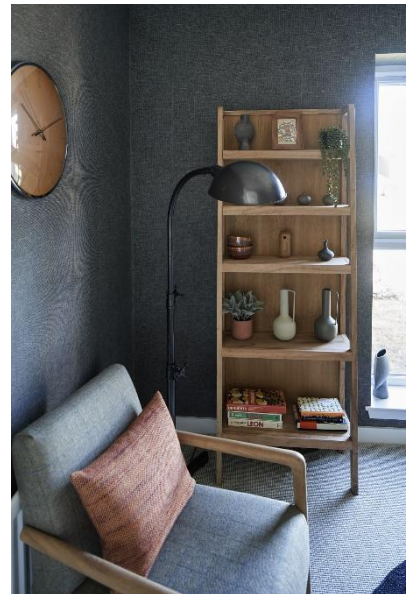
Study Area

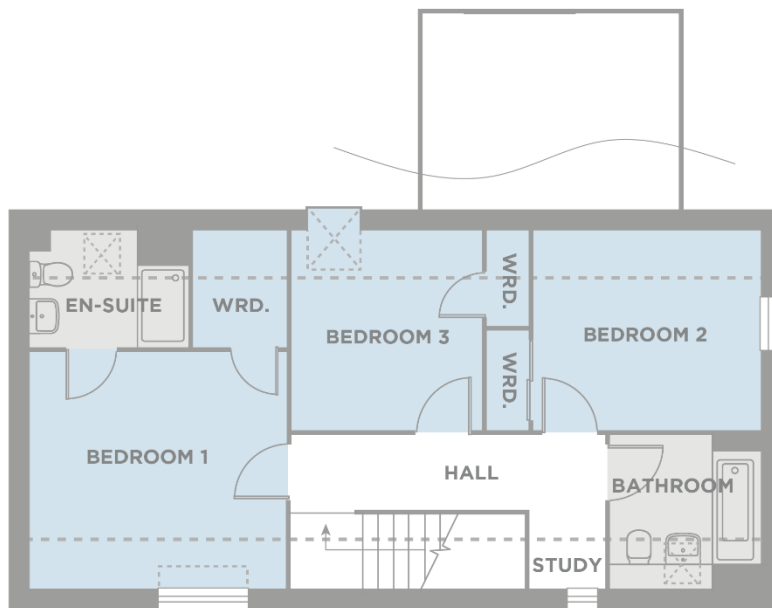
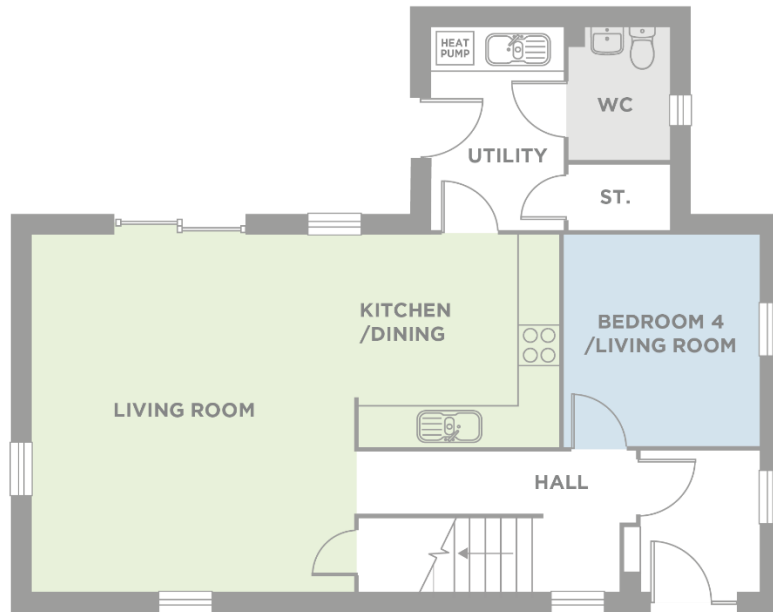
1.14m x 1.1m (3'9" x 3'7")

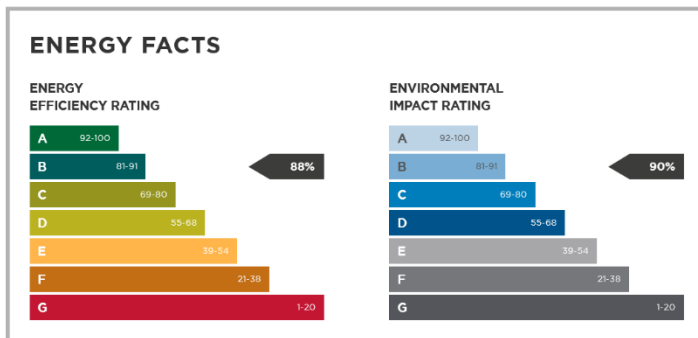
Bathroom

2.25m x 2.22m (7'5" x 7'3")









Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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