

# Connelly Yeoman

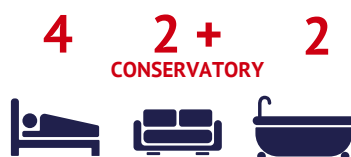
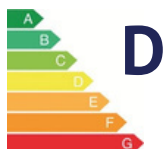


19 EASTBANK, BRECHIN, DD9 6AT

SEMI-DETACHED  
PERIOD PROPERTY



- A well-presented spacious family home
- Located just off the city centre of Brechin in a quiet, traditional, picturesque street
  - With a wealth of original Edwardian features
- Established, enclosed front and rear gardens with a wooden shed



OFFERS OVER  
**£225,000**

# Property Description

This delightful SEMI DETACHED PERIOD PROPERTY must be viewed to appreciate the bright, stylish accommodation on offer, and is located within a quiet central location, on a picturesque street, close to all local amenities and services, including a variety of local and national shops, health and banking facilities, popular primary and secondary schools, as well as the A92 which gives quick, easy access to Aberdeen, Dundee and Perth. This well presented family home is adorned with many original Edwardian features including cornices, ceiling roses, wood panelling and joinery, open fireplaces, original tiling, sanded and sealed original floorboards and has recently undergone a degree of conservation works including damp proofing, structural reinforcement in the kitchen, and roofing works by the dormer window. There a a Hive hot water and heating system for maximal energy efficiency, gas central heating, and partial double glazing. This lovely home has a range of generous versatile rooms to suite a growing family with a formal lounge, an additional lounge/playroom/bedroom, formerly used as the formal dining room, bright conservatory, spacious dining kitchen, and conveniently located downstairs wc. On the upper, split level floors, there are 3 double bedrooms, a large family bathroom with bath and separate shower, and a 4th single bedroom/study. Outside there is a small garden to the front and to the rear is an enclosed sunny garden with lawn, established ornamental and fruit trees, shrubs and a wooden shed.

## ACCOMMODATION:

Vestibule, Hallway, WC, Lounge, Second Lounge/Playroom, Conservatory, Kitchen, 3 Double Bedrooms, 4th Single Bedroom/Study & Family Bathroom.

## ENTRANCE VESTIBULE:

An impressive and welcoming entry with original quarry tiled floor and an etched glass door into the hallway.

## HALLWAY:

With original wooden stairway leading to the upper split level floors. Original wood flooring and a radiator.

## LOUNGE:

Approx. 14'1 x 17'5. Delightful spacious front facing lounge with feature bay window, a feature open fire with cast iron fireplace, ornate tiling, and wooden surround, ornate cornicing, ceiling rose, a shallow shelved cupboard with glass front shelving and under storage, original wood flooring and two radiators.

## SECOND LOUNGE/PLAYROOM/DINING ROOM:

Approx. 10'6 x 15'5. A generous, versatile room with a shallow shelved cupboard, original wood flooring, cornicing, ceiling rose, radiator and rear facing window looking into the conservatory.

## DINING KITCHEN:

Approx. 13'1 x 13'5. An impressive dining kitchen with feature ceiling, fitted with a range of base and wall mounted units with coordinating work surfaces incorporating a Belfast style sink with mixer tap. There is an electric oven, hob with new extractor hood above, an integrated Neff dishwasher, and a washing machine.

## CONSERVATORY:

Approx. 6'3 x 11'8. Overlooking and giving access into the rear garden. With room here for furnishings.

## WC:

Approx. 4'3 x 3'7.

With white wc and wash hand basin, with new taps, bathroom fitments and a radiator.



**SPLIT LEVEL LANDING:**

A lovely original feature is this split level landing with access here into an airing cupboard, with shelving and housing the water tank. Bedroom 3 and the family bathroom

**BEDROOM 3:**

Approx. 7'7 x 9'6. With rear facing window overlooking the garden, ample room for furnishings, and a radiator.

**FAMILY BATHROOM:**

Approx. 5'7 x 13'1. Rear facing window for natural ventilation. There is a wc, wash hand basin, bath with traditional style shower to tap, and a separate shower cubicle, finished with wet wall and newly fitted shower heads.

**UPPER FLOOR:**

Shelved and hanging storage cupboard, access into the loft and a Radiator.

**BEDROOM 1:**

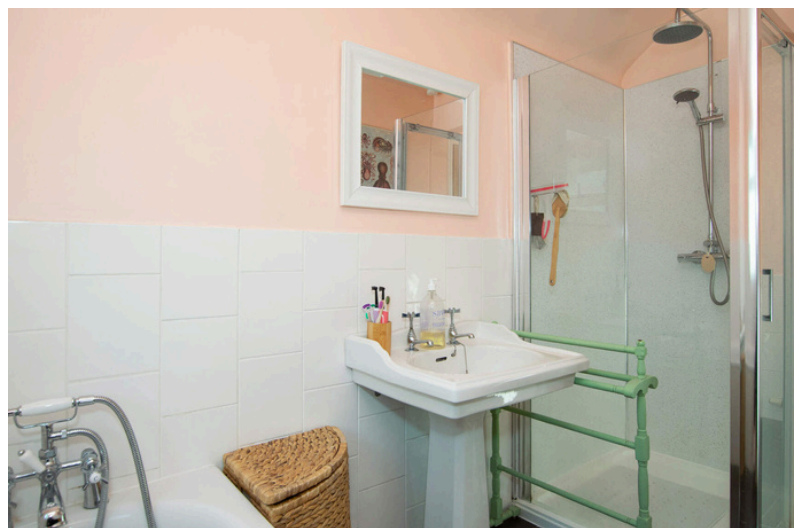
Approx. 10'6 x 15'1. A generous size master bedroom with front facing window, a feature open fire with cast iron fireplace with ornate tiled inlay, tiled hearth and wooden surround, shallow shelved cupboard, original wooden flooring, cornicing, and a radiator.

**BEDROOM 2:**

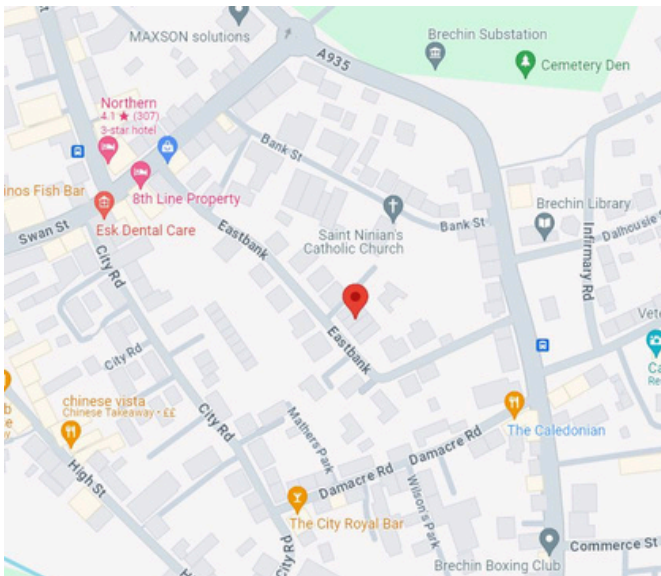
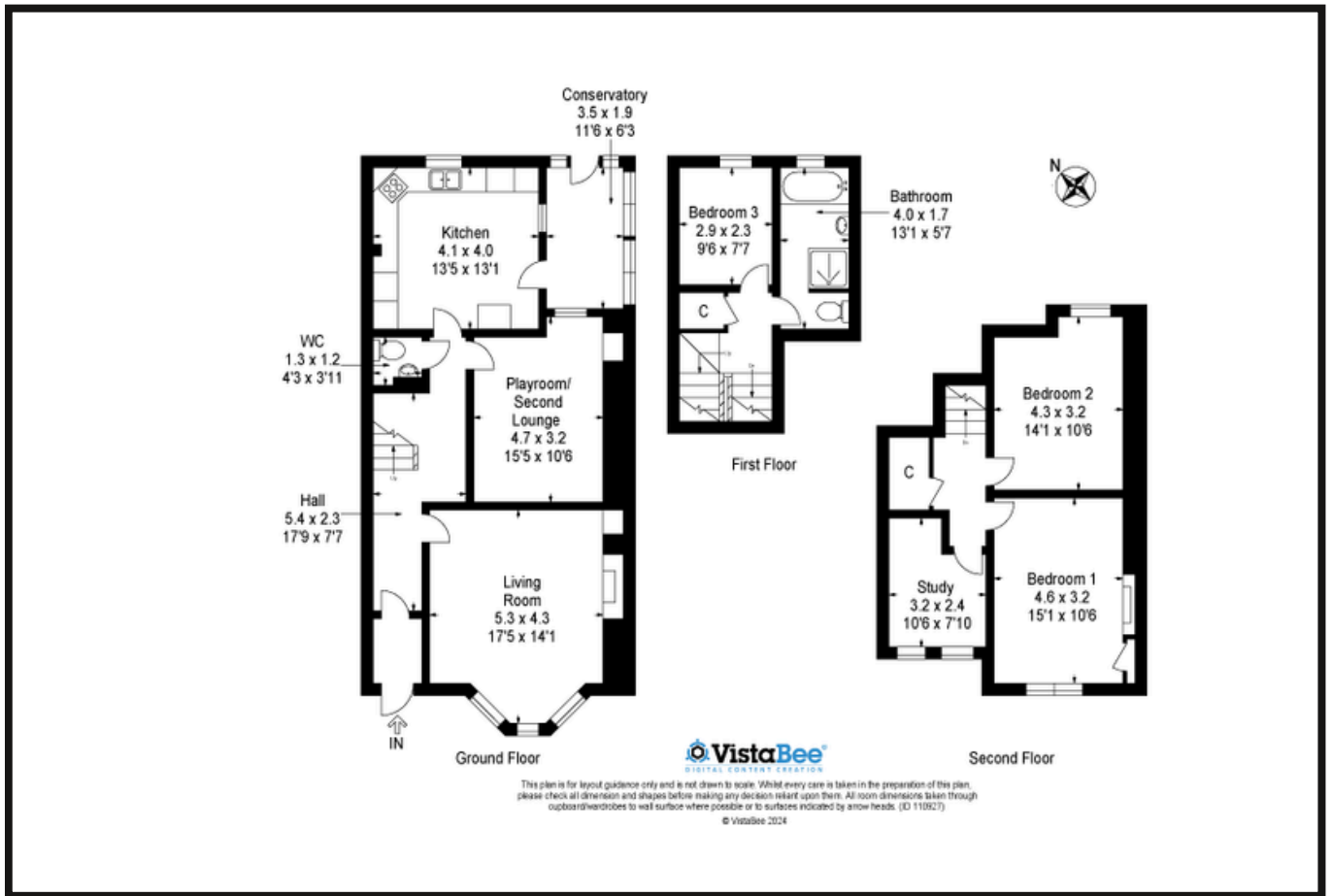
Approx. 10'6 x 14'1. A bright spacious double bedroom with rear facing window, ample room for furnishings, and a radiator.

**BEDROOM 4/STUDY:**

Approx. 7'10 x 10'6. A versatile room which could be a 4th bedroom or an ideal study/home office. With front facing Velux and window, wood panelling and a radiator.



# Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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