

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
 - Immediate possession with no chain



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 the historic city centre and 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, with Montrose, Forfar, Arbroath, the Cairngorms and coast nearby. This well presented family home is adorned with many original Edwardian features including cornices, ceiling roses, wood panelling and joinery, open fireplaces, original tiling, high ceilings throughout, sanded and sealed original floorboards. Significant conservation work has been completed: including damp proofing, structural reinforcement in the kitchen and roofing works by the dormer window. There is 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 suit a growing family with a formal lounge, an additional lounge/playroom/5th 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 three double bedrooms, a large family bathroom with bath and separate shower and a 4th single bedroom/study. There is access to the cellar space in two rooms. Outside there is a small garden to the front with small lawn, tree and shrubs, and to the rear an enclosed garden with lawn, ornamental and fruit trees, trellising for privacy and security, climbing plants and a new shed.

ACCOMMODATION:

Vestibule, Hallway, WC, Lounge, Second Lounge/Playroom/5th Bedroom, 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 to the hallway.

HALLWAY:

With original 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/5th BEDROOM

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 to 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 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:

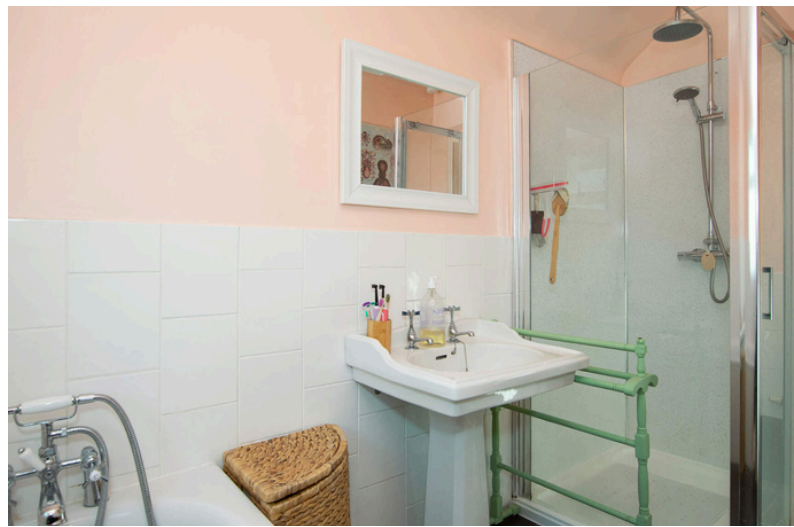
Approx. 10'6' x 15'1. A generous size master bedroom with front facing window, a feature open fire with cast iron fireplace with ornate tiled inlay, tiled hearth and wooden surround, shallow shelved cupboard, original wooden flooring, cornicing and a radiator.

BEDROOM 2:

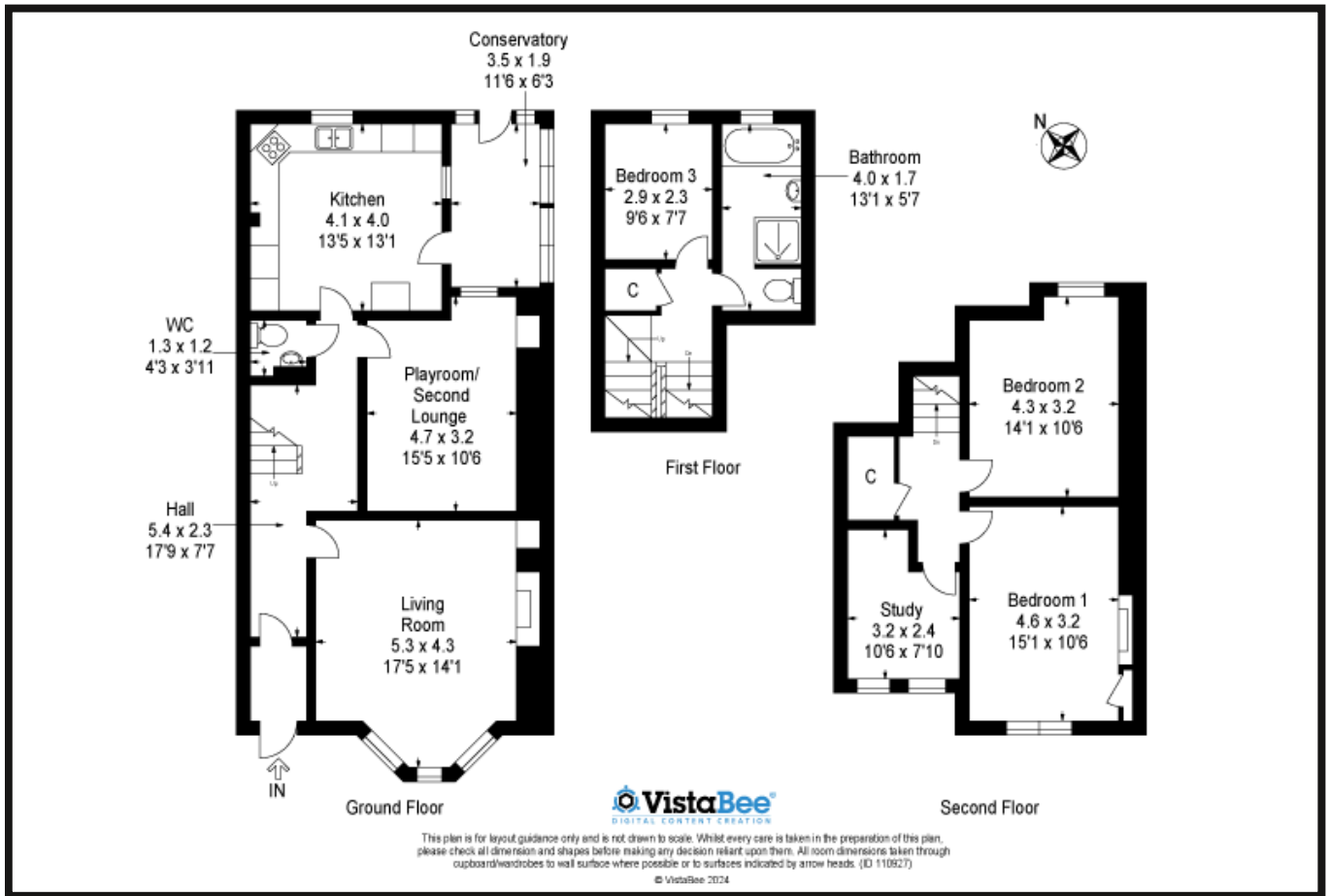
Approx. 10'6' x 14'1. A bright spacious double bedroom with rear facing window, ample room for furnishings, and a radiator.

BEDROOM 4/STUDY:

Approx. 7'10' x 10'6. A versatile room which could be a 4th bedroom or an ideal study/home office. 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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