



Johan Cottage, Bellfield, Little Brechin,

DD9 6RQ

Offers Over £120,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this well presented semi-detached bungalow located in the charming village of Little Brechin in the picturesque county of Angus surrounded by rolling hills and open countryside. The property is also within easy access of the A90 dual carriageway linking Dundee to Aberdeen and is only a short drive from Brechin.

Accommodation comprises: large conservatory overlooking the rear garden; bright and spacious lounge/dining with dual aspect windows; well appointed kitchen fitted with a range of high gloss base and wall mounted units with contrasting worktops and tiled splashbacks, integrated electric hob and oven, free standing fridge freezer, washing machine and dishwasher; bathroom with 4 piece white suite incorporating W.C., bidet, wash hand basin and bath with electric shower over; and spacious double bedroom with fitted suite including wardrobes, drawers, storage units and dressing tables. Externally there are fully enclosed gardens to front and side and chipped driveway to the side providing parking for several vehicles.

The subjects are in excellent decorative order throughout and practical benefits include generously proportioned rooms, double glazing and electric heating.

This particular property will appeal to the first time buyers and downsizers in particular and early viewing is highly recommended.

- **Idyllic Location**
- **Lounge/Dining**
- **Large Conservatory**
- **Kitchen**
- **Bathroom**
- **Double Bedroom**
- **Double Glazing**
- **Electric Heating**
- **White Goods Included**
- **Private Gardens**
- **Driveway**
- **Move In Condition**
- **Ideal Starter Home/Downsize Property**



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The historic Cathedral City of Brechin is situated in close proximity to the A90, and within easy commuting distance to Dundee or Aberdeen and the Angus towns of Forfar, Arbroath and Montrose.

Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin offers a wealth of amenities including primary and secondary schools, a health centre, local shops, the Brechin Community Campus at Brechin High School with football grounds and gymnasium and library.

Centrally located between the Grampian Mountains and the coast there are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside. The Attic is a popular drop in centre for local youths, making Brechin an ideal environment for a full family life.



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Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

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GROUND FLOOR
76.0 sq.m. approx.



TOTAL FLOOR AREA: 103.88 sq.m. approx.
* All figures are approximate and should not be relied upon for legal purposes.
** Figures are based on measurements taken on the day of the visit and are subject to change.
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Included in the sale are all carpets and floor coverings, window blinds where fitted and integrated appliances and white goods.

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