



Solicitors & Estate Agents



**23a Mountskip Road, Brechin,  
DD9 6BZ      EPC – C**

Offers over **£330,000**

# 23a Mountskip Road, Brechin, DD9 6BZ

A hidden gem in the heart of Brechin

## Overview

- Detached
- 5 Bedrooms
- 4 Public Rooms
- Kitchen & Utility Room
- Bathroom and en-suite
- Downstairs Cloakroom
- Gas Central Heating
- Double Glazing
- Large gardens
- Driveway and Garage
- Close to local schools



*A well-presented spacious property situated on a quiet lane in residential area*



Built in 1983 and with accommodation on 2 levels this property is well worth a look, as it has been maintained to a high standard by the sole owners, with a large bright lounge, dining room and garden room which all flow into an ideal entertainment space on the ground floor as well as a cloakroom, kitchen / diner, utility room, and bedroom 5. Past the kitchen you will find a sun lounge. Upstairs there is an impressive main bedroom with dressing area and en-suite with shower and underfloor heating, 3 further double bedrooms and the family bathroom. There is ample storage throughout. The property benefits from Gas central heating and double glazing



## EXTRAS

Included in the sale are all fixtures and fittings as well as the cooker/hob, wine chiller, dishwasher, American style fridge freezer and washing machine.

### Exterior

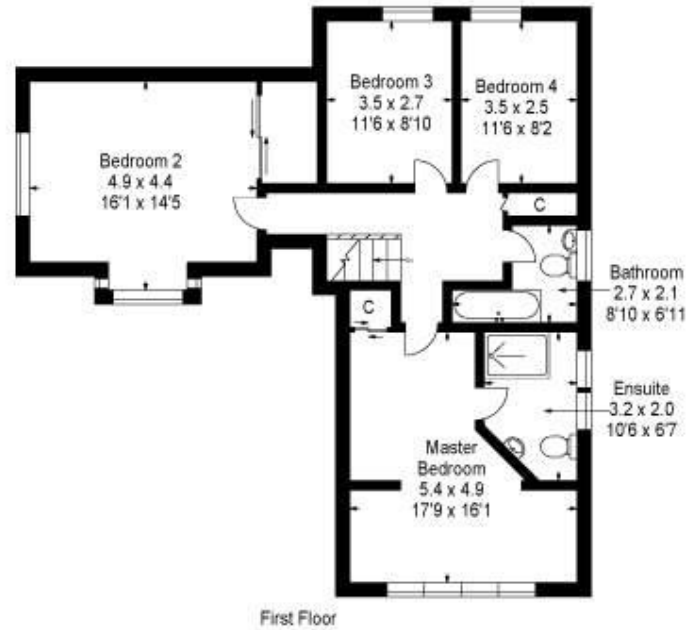
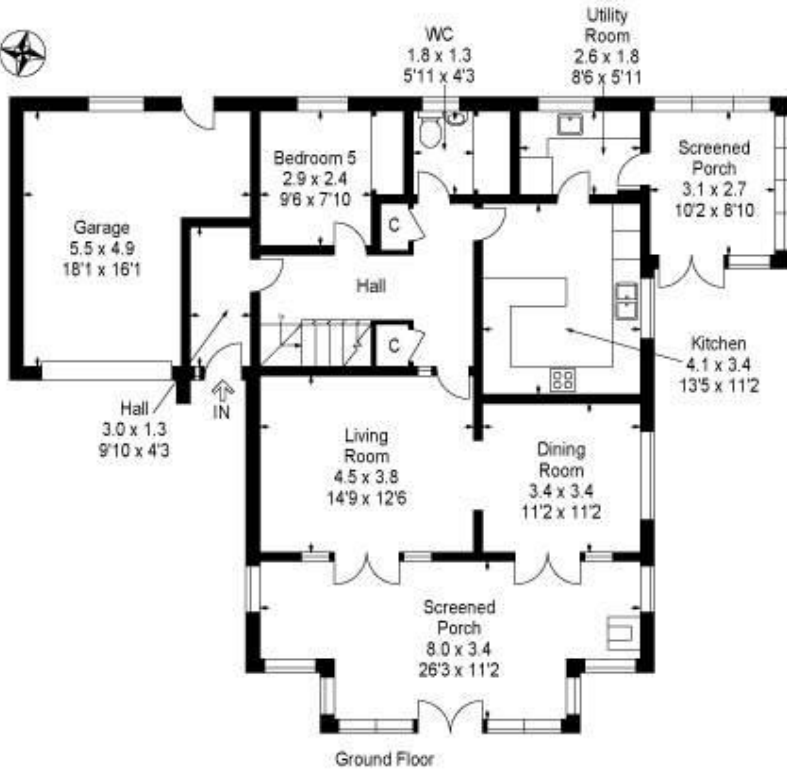
The wrap around gardens are set out with lawn and established vegetation, with the main part of the garden being south facing, at the west side of the house is a single garage. There is ample driveway for numerous vehicles.



## Directions

From our offices in St David Street, Brechin, head west onto Airlie Street, turn right onto Argyll Street and take a right onto Latch Road. Take a left onto Provost Road, then left onto Mountskip Road, enter the lane and you will find 23a on the left hand side. There is ample parking in the driveway.

What3words  
lurching.gateway.slyly



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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. (D 10327)  
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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



31a St David Street, Brechin, Angus DD9 6EG



Phone: 01356 622 171 Email: [property@shiells-law.co.uk](mailto:property@shiells-law.co.uk)

[www.shiellslaw.co.uk](http://www.shiellslaw.co.uk)

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.