

Shiells

Solicitors & Estate Agents



**Melbourne Park, Little Brechin,
DD9 6RQ**

EPC - E

Offers Over **£300,000**

Melbourne Park, Little Brechin, DD9 6RQ

4 Bedroom House with extensive land

Overview

- Detached
- 4 Bedrooms
- Lounge
- Kitchen
- 2 Shower Rooms
- Oil Fired Central Heating
- Double Glazing
- Driveway
- Large Garage / Outbuilding
- Approx 1 acre field to rear of property
- Conservatory / sun room



A traditional stone built cottage which has been converted and upgraded over the years to a high standard.



Enter the property through the bright conservatory, into the hallway, where on the ground floor you will find, a lounge, large kitchen with ample space for a table and chairs, a large shower room and bedroom 3, whilst upstairs you will find Bedroom 1 which is a large double bedroom, bedroom 2 which is a single and Bedroom 4 which is currently laid out as a sitting room but again is a good sized double bedroom. There is a further shower room upstairs. The property benefits from Oil fired central heating and double glazing. This property exudes charm and personality throughout. Council Tax Band C



Extras

Included in the sale are all fixtures and fittings as well as the washing machine, dishwasher, oven and hob. Additional items are available under separate negotiation

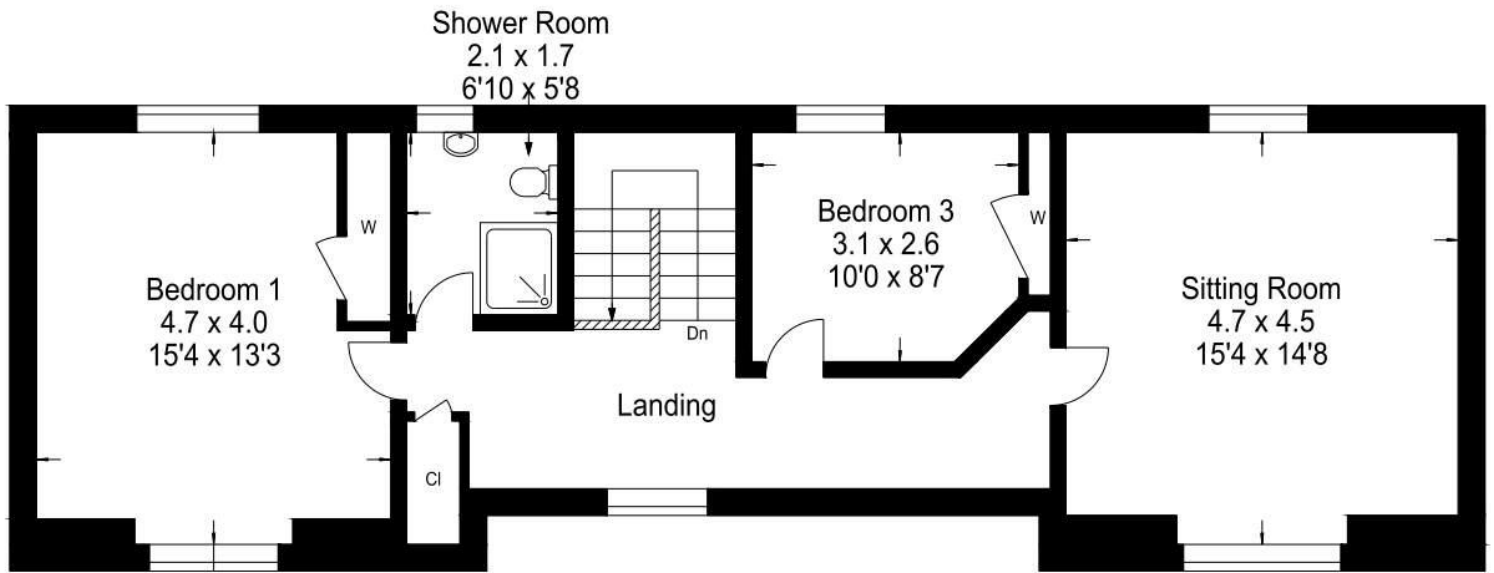
Exterior

There is a lovely traditional front garden laid with grass, hedges and trees. To the side of here is where you will find the large garage with an area of grass. There is an outbuilding attached to the property and the septic tank is located to the side of the house under a tree. A field approximately 1 acre is included in the sale.

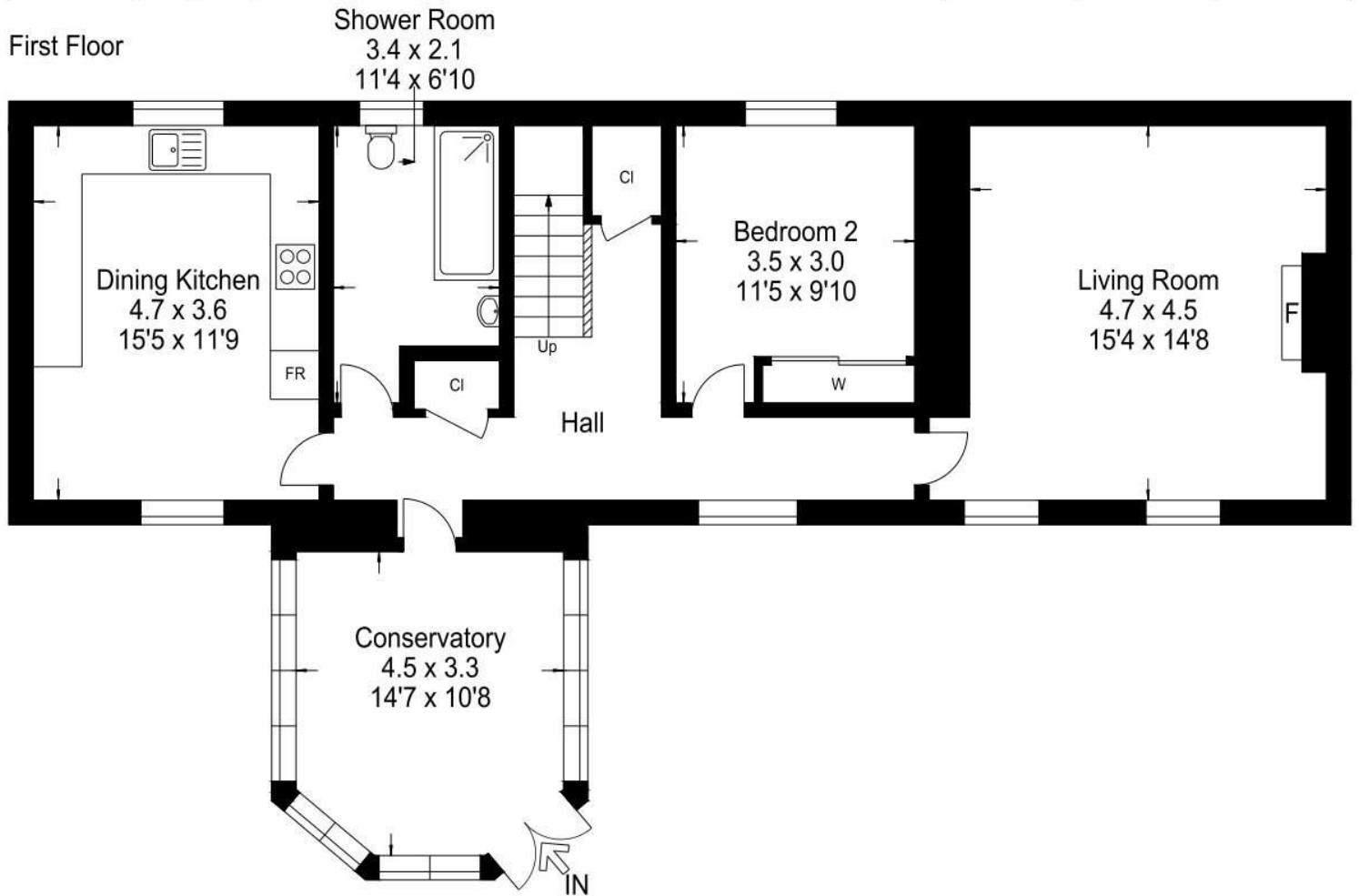


Directions

From our offices in St David Street, Brechin, head east into Clerk Street, take the first exit onto Distillery Road, follow the road onto Cookston Road and leave Brechin. Take a slight left at the telephone box, when you come to a house with a large conservatory, take an immediate left and the property is first house on left hand side about 10 yards up. What3words - coder.premature.thinnest



First Floor



Ground Floor

vistaBee

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. (ID 110927)

VistaBee 2024

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!

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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.