

Shiells

Solicitors & Estate Agents



12 St Ninians Place, Brechin
DD9 7AH

EPC - D

Fixed Price **£100,000**

12 St Ninians Place, Brechin, DD9 7AH

2 Bedroomed top floor flat recently upgraded to a high standard

Overview

- Top floor flat
- Large Lounge
- 2 Bedrooms
- Modern Kitchen
- Bathroom
- Secure entry
- Double Glazing
- Electric Heating
- Floored attic
- Shared rear garden

Council Tax Band - A



A fully modernised top floor flat, which is ready to move in to.



A true gem of a property in immaculate condition this is a lovely upper floor flat which has a large bright lounge overlooking the public square. The property has 2 good sized bedrooms, one of which has a large bay window, and a fully modernised kitchen.

A spacious new bathroom also with bay window concludes the tour of the interior of this lovely property.

The property benefits from Electric heating and is double glazed throughout.



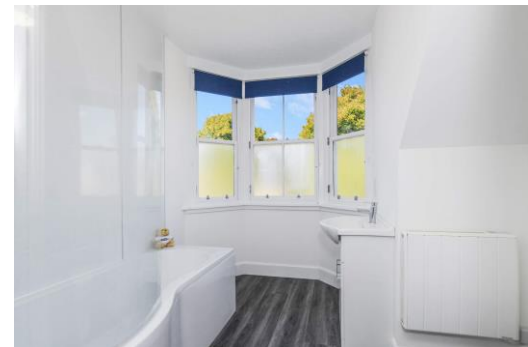
EXTRAS

Included in the sale are all white goods, fixtures and fittings. There are new carpets throughout.

EXTERIOR

There is a shared garden which has a drying area to the rear of the property.

EPC - D

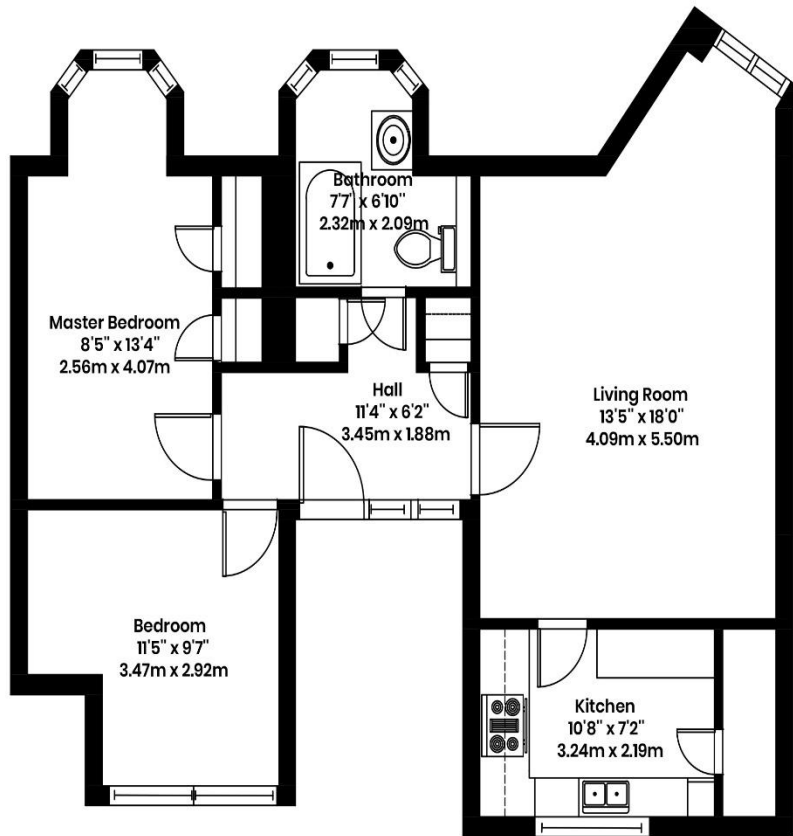


Directions

From our offices in St David Street, Brechin, drive westwards onto Panmure Street, at the roundabout take the 3rd exit onto Southesk Street. Turn left onto Park Road, and St Ninians Place is on the right hand side. Close to the historical train station.

What3words

Variances.touches.bathtubs



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!

Tel: 01356 622 171



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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.