

Shiells

Solicitors & Estate Agents



**27c Montrose Street, Brechin,
DD9 7BX EPC - F**

Offers Over **£60,000**

27c Montrose Street, Brechin, DD9 7BX

Top floor flat with 2 bedrooms

Overview

- Top floor flat
- 2 Bedrooms
- Large Lounge
- Kitchen / diner
- Shower -room
- vestibule and large hall
- Gas Central Heating
- Double Glazing
- Shared gardens
- On-street parking
- Close to local amenities



A well-presented spacious property, ideal for the first time buyer or if down-sizing.



Access to this flat is via a security entrance door and up 2 flights of stairs. This is the only property on this level. Opening the front door you enter the front vestibule and continue up some steps into a good sized hall from which all rooms lead. There is a good-sized bright lounge and a kitchen with space for dining face onto Montrose Street whilst the 2 double bedrooms face to the rear of the property. With Gas Central heating and double glazing this property is an ideal investment. The property is in good repair throughout.

Council Tax Band - A



Extras

All carpets, curtains and fixtures are included in the sale, as well as the cooker, washing machine and fridge freezer.

Exterior

There is a shared garden and a private shed to the rear of the property.

Ample on-street parking is available nearby.

EPC - F

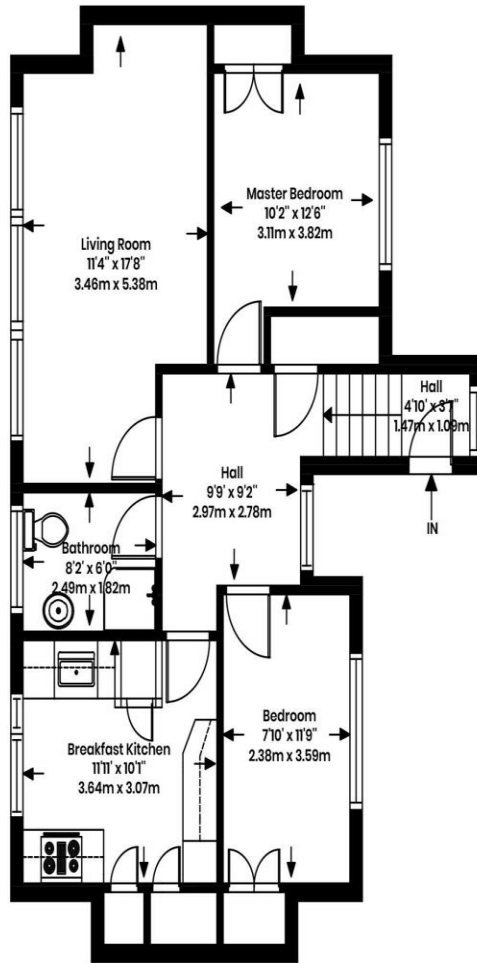


Directions

From our offices in St David Street, continue westwards taking a right down High Street, continue onto Union Street and onto Montrose Street, Brechin. This property is on the left hand side above Tidy Tails pet groomers. Our sign is in the window.

What3words

Impaired.pound.performed



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.