



**113 Market Street, Brechin, DD9 6BD**

**Fixed Price £105,000**

Contact Solicitors for an  
appointment to view

**01382 203000**

**Chamber Practice** 



The Chamber Practice are delighted to bring to market this immaculate two bed family home situated in central location within walking distance of many local amenities including Co-op supermarket, convenience stores, take-aways, primary school and public transport links. Brechin town centre with its wide range of amenities is a stone's throw from the property.

The subjects have been fully refurbished to a high standard by the current owners, creating a lovely home which provides comfortable, modern living space over two levels. Benefits include double glazing, gas central heating, modern kitchen and bathroom, solid oak flooring throughout the ground floor and bathroom, security camera and newly tiled roof.

Ground floor accommodation comprises entrance vestibule, spacious open plan lounge/dining/kitchen with part glazed external door to rear garden and cloakroom with W.C., wash hand basin and built in storage facilities. On the upper landing there is a useful storage cupboard and hatch to attic, stylish family bathroom with W.C., wall hung vanity unit and shower bath with electric shower over and two double bedrooms with built in wardrobe/storage facilities.

Externally there are easily maintained gardens to front and rear and car parking facilities to the rear.

Early viewing of this ready to live in family home is essential to avoid disappointment.



- **Central Location**
- **Many Local Amenities**
- **Open Plan Lounge/Dining/Kitchen**
- **Cloakroom**
- **2 Double Bedrooms**
- **Family Bathroom**
- **Double Glazing**
- **Gas Central Heating**
- **Security Camera**
- **Private Gardens**
- **Car Park**
- **Absolute Move In Condition**
- **Lovely Family Home**

**Chamber Practice**

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.



**Chamber Practice** 

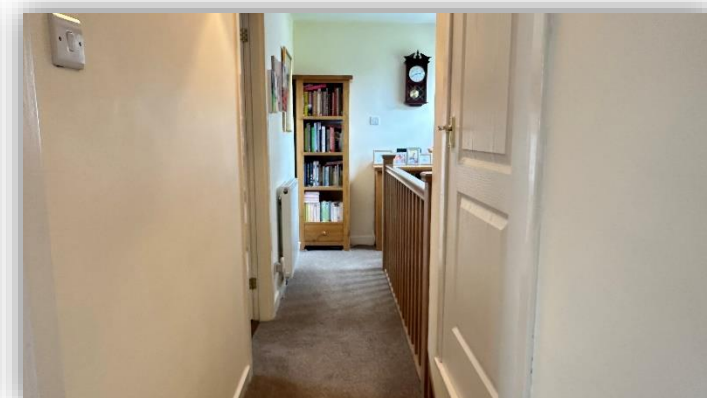
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*Included in the sale are all carpets and floor coverings, window blinds where fitted, light fittings, integrated electric hob and double oven and garden shed. The fridge freezer, washing machine, dishwasher and tumble dryer, may be negotiated separately.*

