



Solicitors & Estate Agents



**8 Guthrie Park, Brechin, DD9 7BJ**

EPC -C

Offers Over **£130,000**



# 8 Guthrie Park, Brechin, DD9 7BJ

2 Bedroomed Terraced House

## Overview

- Terraced
- 2 Bedrooms
- 1 Reception Room
- Kitchen with dining area
- Modern Bathroom
- Large Attic room
- Study
- Gas Central Heating
- Double Glazing
- Hot Tub and Garden room
- Driveway
- Many extras included



*A lovely, terraced property which has been renovated and modernised throughout.*



Viewing is a must for this property.

This lovely family home has a modern lounge and kitchen with dining area on the ground floor, whilst on the first floor you will find 2 double bedrooms and study, as well as the good-sized bathroom with overhead Shower. Stairs in the study lead you upstairs to the Attic Room which is currently being utilized as a cinema room and bar, however, would have potential to be converted into a large double bedroom.

This property benefits from Gas Central Heating and is Double Glazed throughout.





### Extras

Included in the sale are all the integral white goods as well as a washing machine and American style Fridge Freezer. In the rear garden you will find a hot tub and sun-room which is fitted with electrics, log burner and a bar area. In the attic room there are 2 sofas and a bar area

### Exterior

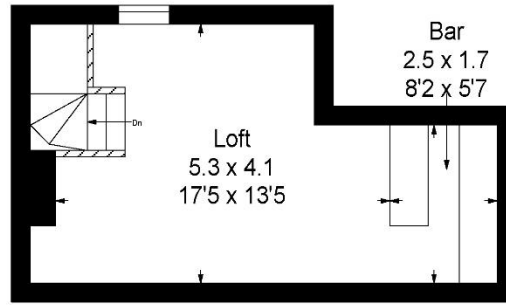
There is a driveway at the front of the property with space for 2 vehicles. The rear garden is laid with Astro Turf, there is a Pergola over the hot-tub, there is also a shed and outside storage areas.



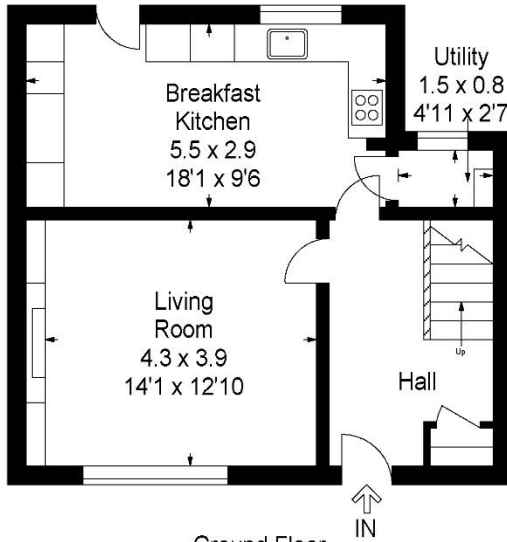
### Directions

From our offices in St David Street, Brechin, travel Westwards into Panmure Street and take a right onto Southesk Street, follow the road onto Montrose Street taking a left into Scott Street, then a right into Guthrie Park. Our property is on the left hand side and is indicated by our For Sale sign.

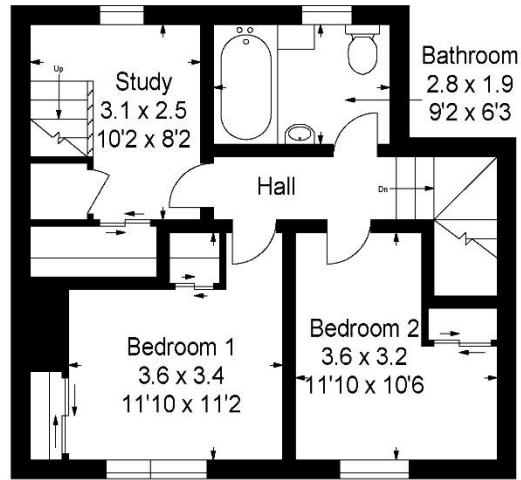
What3words  
diets.built.shelf



Second Floor



Ground Floor



First 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!

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.