

Shiells

Solicitors & Estate Agents



100 High Street, Brechin, DD9 6HE
Ground Floor Flat **EPC Band: C**

Offer Over **£40,000**

100 High Street, Brechin

1 Bedroomed Ground Floor Flat

Overview

- Ground floor
- 1 Bedroom
- Lounge
- Integral Kitchen
- Shower Room
- Gas Central Heating
- Double Glazing
- Many Extras
- Shared area for bins
- Ample on street parking
- Close to local shops



A well-presented ground floor flatted dwelling situated in the centre of town and close to most amenities.

This fabulous ground floor flat will appeal to first time buyers and buy to let investors. In immaculate order it comprises lounge with modern fitted integral kitchen area, double bedroom and modern fitted shower room.

The property benefits from full double glazing and gas central heating for comfort in the colder months.

There is access to a garden at the rear of the property for bin storage.

It represents exceptional value on today's market and is well worth early inspection. Please contact us for further details and viewing arrangements.



Extras

All carpets, curtains, blinds, the electric hob and oven and extractor hood, fridge freezer are included in the sale.

Exterior

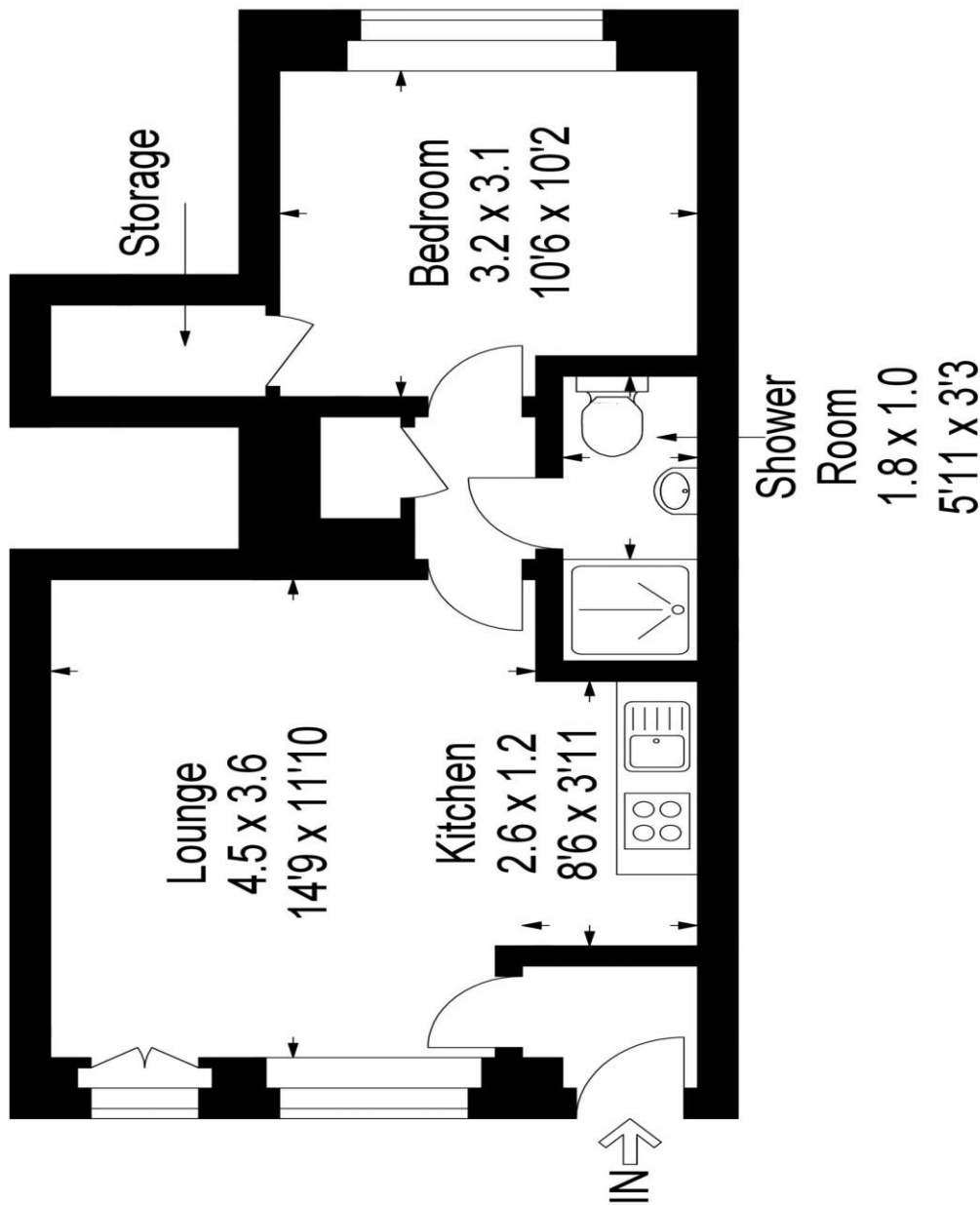
Access to bin storage area to the rear.

EPC Band: C



Directions

From our office head eastwards and take the first right into the High Street. Proceed downhill and take a left at the museum. No 100 is located on the right at the foot of the hill just before the Dalhousie Centre.



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)

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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

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.