

Shiells

Solicitors & Estate Agents



**3 Drumachlie Park, Brechin,
DD9 7BP EPC - C**

Offers Over **£90,000**

3 Drumachlie Park, Brechin, DD9 7BP

3 Bedroomed ground floor flat

Overview

- Ground floor flat
- 3 Bedrooms
- Lounge
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Ample Parking
- Close to local schools



Lovely 3 bedroomed flat in quiet area



A lovely ground floor flat set in Drumachlie Park, Brechin, and as with ex council properties, the rooms are all good sized with 3 bedrooms all with built in wardrobes, a lovely bright lounge and kitchen with ample space for a small table and chairs. The three piece bathroom also has an over the bath electric shower. The property benefits from gas Central Heating and is double glazed. The boiler is regularly serviced and this was last carried out in June 2024.

EPC: C

Council Tax Band: A



Extras

All carpets and fittings are included in the sale as well as the integral kitchen items and the fridge freezer

Exterior

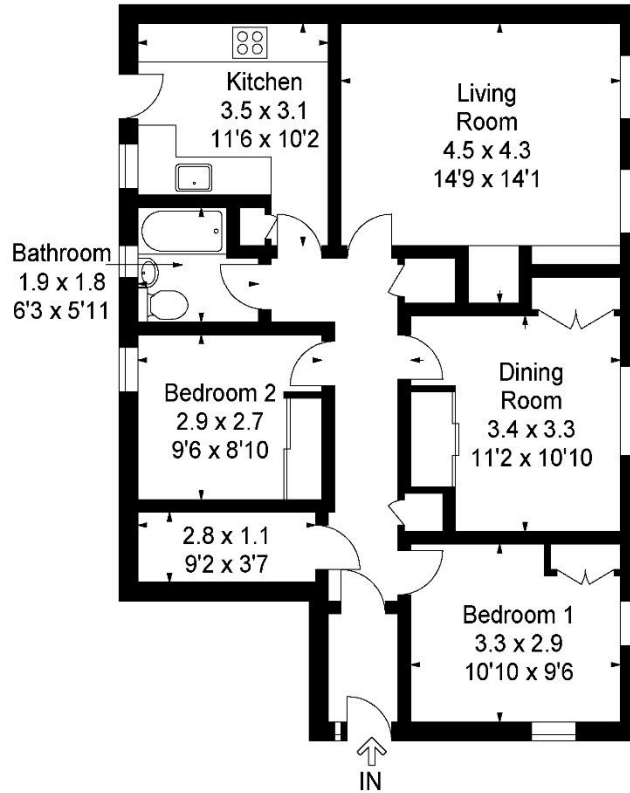
The garden to the rear is of a good sized and is laid with stones and slabs for ease of maintenance.

The front garden is tastefully laid with herbaceous bushes and stones



Directions

With the offices of Residential London on your left proceed south along the High Street, turning left into Station Road. After passing under the railway bridge take the first turning on the right into Milton Road. Green Park House can be found on the left hand side.



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)

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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!

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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.