



Solicitors & Estate Agents



9 Scott Street, Brechin, DD9 7BQ
EPC: C

Offers Over **£170,000**

9 Scott Street, Brechin

2 Bedroomed semi-detached House

Overview

- Semi- Detached
- 2 Bedrooms
- Large Lounge
- Kitchen & Utility Room
- Study
- Family Bathroom and cloakroom
- Low maintenance rear garden
- Gas Central Heating
- Double Glazing
- Driveway and 2 large sheds
- many extras



Lovely, well maintained family home with 2 good-sized bedrooms



A high quality of accommodation is offered by this lovely semi-detached house. Beautifully finished inside, this future home comprises of lounge, dining kitchen with larder, modern bathroom, study, utility room and family bathroom on the ground floor whilst upstairs you will find 2 double bedrooms and a cloakroom/WC. The property benefits from Gas Central heating and double glazing. Early viewing is strongly recommended to fully appreciate the value of this gorgeous family home.

Do not hesitate to contact Shiells to arrange a viewing



Extras

All carpets, fixtures and fittings as well as the integral kitchen items and Qooker are included in the sale.

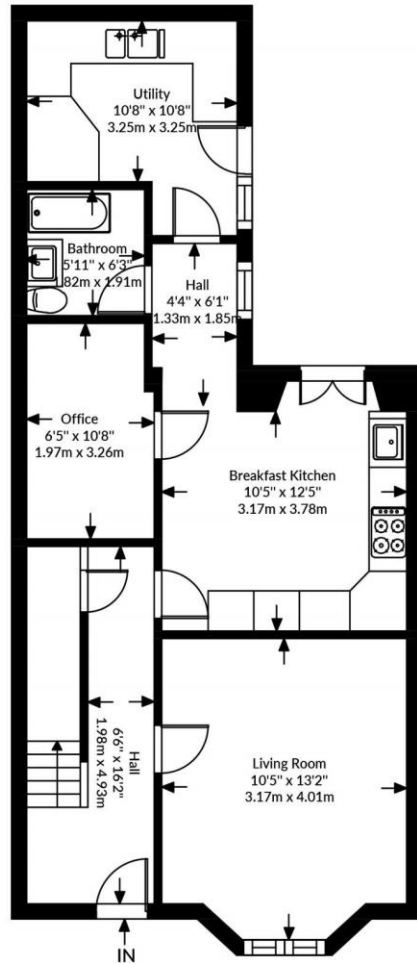
External.

There is a low maintenance rear garden which is a sun trap with decked paths and an area of lawn, 2 large sheds for storage and a driveway are positioned at the side of the property.

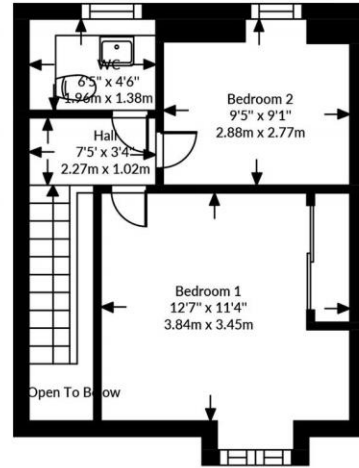


Directions

From our offices in St David Street, turn east continuing into Panmure Street, at the roundabout take the third exit and continue down Southesk Street, following the road round to the left onto Montrose Street, then take a left into Scott Street. This property is on the left hand side as indicated by our for sale sign



FLOOR 1



FLOOR 2

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!

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.