



CB

**6A BANK STREET, BRECHIN, DD9 6AX
OFFERS OVER: £70,000**

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

Accommodation Comprises: Entrance Hall, Lounge, Dining Kitchen, Two Bedrooms & Bathroom.

This spacious TOP FLOOR TWO BEDROOM MAISONETTE is situated in a popular residential area. The property is close to all local amenities including shops, schools, Ninewells Hospital and a main bus route. The property is being sold with sitting tenants and would be an excellent investment. Early internal viewing is highly recommended.

ENTRANCE: -

A hardwood door gives access to the property which has a carpeted stairway giving rise to the upper-level accommodation. Under stair utility cupboard offering excellent storage. Vinyl flooring. Electric heater.

LOUNGE: -

Approximately 20'1" x 14'2". The lounge is spacious and has two double glazed windows offering outlook towards the front. There is a feature fireplace and a display alcove. Carpet. Electric heater.

DINING KITCHEN: -

Approximately 13'10" x 9'2". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces. Tiled splash back. The stainless-steel sink has plumbing connections for a washing machine. There is a double-glazed window offering outlook towards the rear of the property. There is ample space for a table and chairs. Vinyl flooring. Electric heater.

UPPER LANDING: -

The upper floor landing is carpeted and has a display alcove.

BEDROOM 1: -

Approximately 12'11" x 10'10". This is a good-sized bedroom with double-glazed window offering outlook towards the rear of the property. Built-in wardrobe and storage cupboard. Carpet. Electric wall heater.

BEDROOM 2: -

Approximately 10'9" x 9'4". This is another good-sized bedroom with a double-glazed window offering outlook towards the front of the property. Fitted roller blind. Built-in wardrobe. Carpet. Electric wall heater.



BATHROOM: -

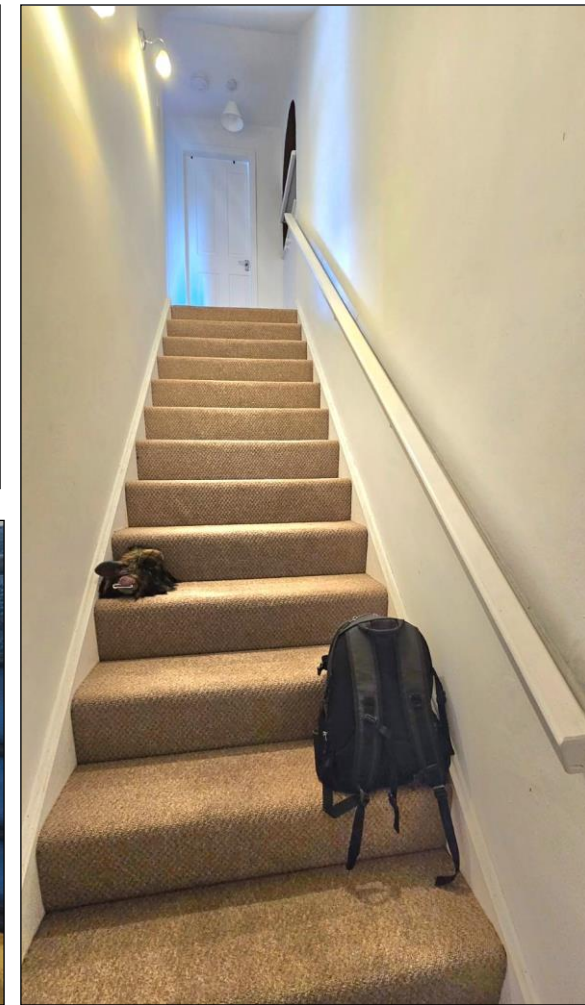
Comprising W.C., wash hand basin, bath and separate walk-in shower cubicle with electric shower. Tiled splashback. Vinyl flooring. Double glazed window offering a good deal of natural.

Owner: Clients of Campbell Boath

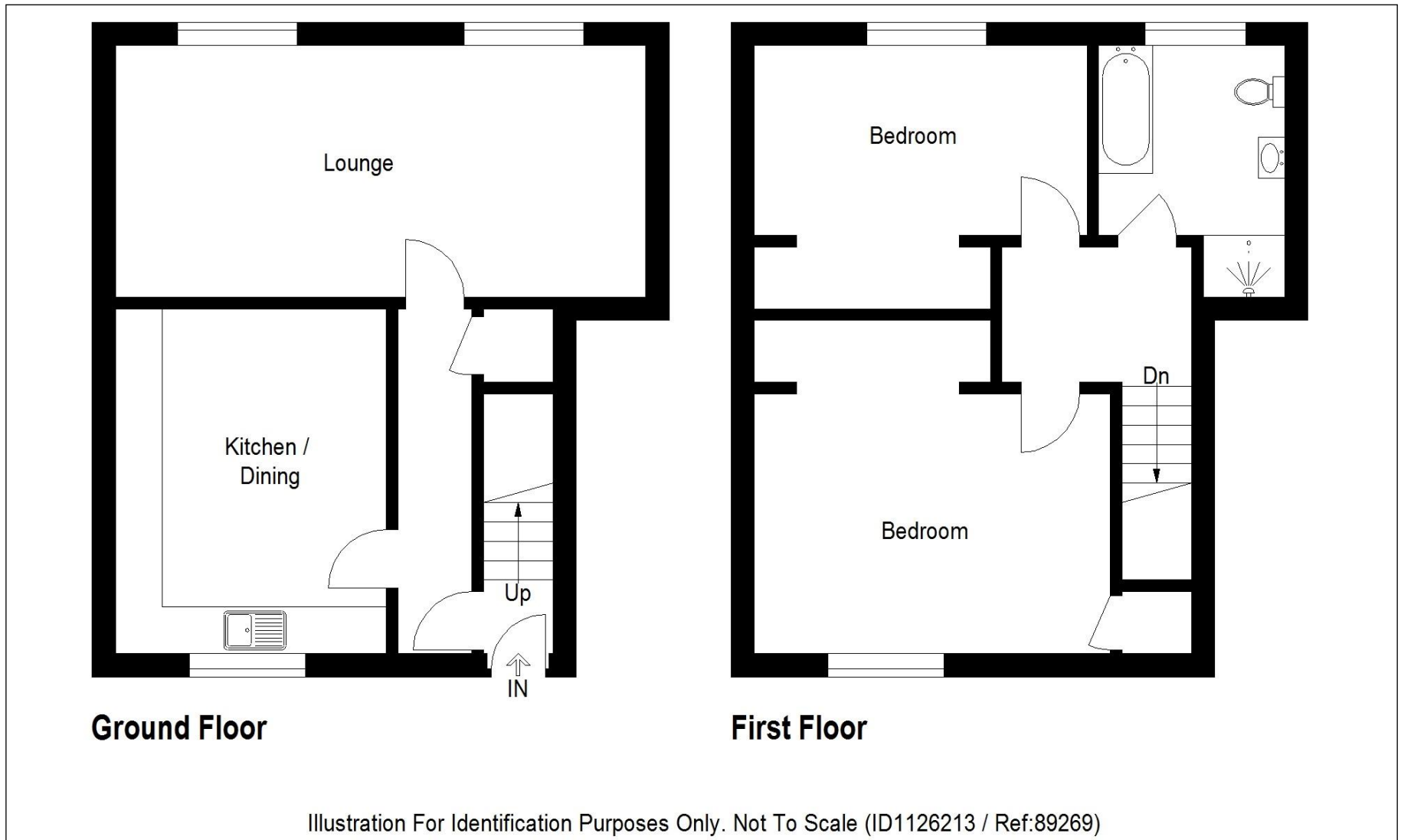
Viewing: Telephone Campbell Boath
Solicitors on 01382 202060

or **Email:** property@campbellboath.com

Office Opening Hours: Monday - Friday
9am - 5pm



FLOOR PLAN: -



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For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.

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