



Solicitors & Estate Agents



84-86 Montrose Street, Brechin
DD9 7DF Commercial property with 3 bedrooomed flat
Commercial area – EPC D Upper Flat : EPC D

Offers Over **£125,000**

84-86 Montrose Street, Brechin

Commercial property with upper flat

Overview

COMMERCIAL

- Commercial with flat attached
- Large Commercial kitchen
- Ample storage areas
- 2 rooms previously used as restaurant and takeaway.

UPPER FLAT

UPPER FLAT

- large lounge
- 3 bedrooms
- Kitchen / diner
- Bathroom and en-suite
- GCH & Double Glazing



A fantastic opportunity to purchase a commercial property on the ground floor with 3 bedroomed upper flat.



On the ground floor you will find what was previously The Happy Dragon Chinese restaurant, with dining room, takeaway and large commercial kitchen. As well as plenty of storage space and a Cloakroom. This area needs upgrading.

Internal stairs lead to a lovely large 3 bedroomed flat, complete with family bathroom and en-suite. There is a dining kitchen to the rear of the flat. There is a separate door to this flat should it be required. The property benefits from Double glazing and gas central heating.



Extras

All fixtures and fittings are included in the sale. The oven, hob and washing machine are also included.

Exterior

The rear area of the property is laid with cement and stone and is currently used for storage.

EPC Commercial: D

EPC Upper Flat: D



Directions

From our offices in St David Street, Brechin, head east and follow the road into Panmure Street, take the 3rd exit and follow the road down Southesk Street, and into Montrose Street. Approximately 500 yards along on the right you will find this property.



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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!

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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.