



Solicitors & Estate Agents



1a Argyll Street, Brechin, DD9 6JL

Upper flat EPC: D

Offers Over **£130,000**

1a Argyll Street, Brechin, DD9 6JL

Upper 2 bedroomed flat

Overview

- Upper flat
- 2 double Bedrooms
- 1 large lounge
- Kitchen with traditional pulley
- Kitchen
- Bathroom
- Large hall
- Gas Central Heating
- Shared Driveway and Carport
- Gardens
- Close to local schools



A spacious traditional flat with 2 bedrooms with scope for improvement



Built in the late 1800's the building was once a large house which has been split into flats. Our property is the upper flat which has access at the side of the building next to the driveway. The flat has large rooms throughout and includes a hall, lounge, 2 double bedrooms, one of which has a sink and scope for a small en-suite, a kitchen and bathroom.

The property benefits from Gas Central Heating which received a new boiler in 2023.

Whilst the property would benefit from some upgrading, it has loads of potential and has some lovely features.



Extras

Included in the sale are all fixtures and fittings as well as the cooker, dishwasher and washing machine.

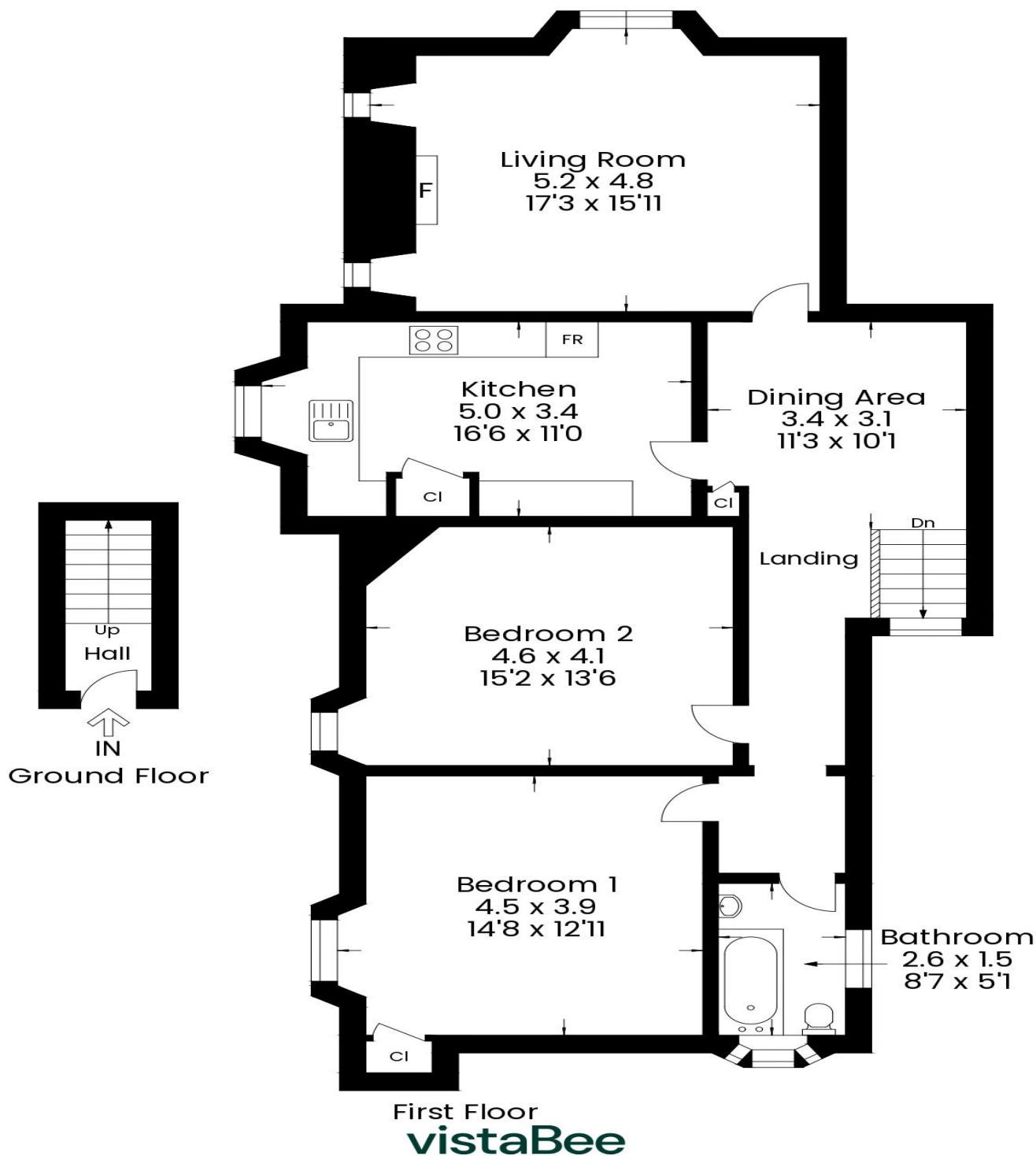
Exterior

There is a shared drive leading to the property's carport. At the side of the drive you will find the gardens which are well established.



Directions

From our offices in St David Street, Brechin, drive west into Airlie Street, Argyll Street is the second junction on the right. 1a Argyll Street is the first building on the left hand side when entering Argyll Street and as shown by our For Sale Sign.



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.