



Solicitors & Estate Agents



6a Eastbank, Brechin, DD9 6AT

Upper Maisonette flat

EPC: D

Offers Over **£125,000**

6a Eastbank, Brechin, DD9 6AT

3 bedroomed upper maisonette flat

Overview

- Lounge
- 3 Bedrooms
- Kitchen
- Utility Room
- Bathroom
- Gas Central Heating
- Double Glazing
- Private garden
- Additional shared garden
- Parking area

Council tax band: B



A lovely well maintained upper maisonette in Eastbank, Brechin. Close to all amenities



This lovely maisonette flat has been well maintained and is an ideal first home or for a small family.

Up the communal stairs you enter the flat and see a good-sized kitchen with a separate utility. On the first floor you will find bedroom 3 which is currently being used as a family room and a lovely bright lounge with electric fireplace, there is also a good-sized bathroom with bath with electric shower.

Upstairs you will find a further 2 double bedrooms and a box room which is currently being used as a large closet.

This property benefits from Gas central heating and double glazing.



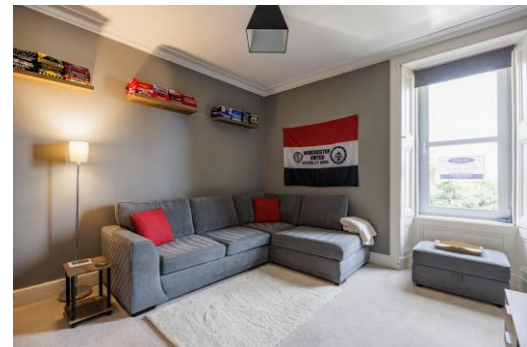
Extras

All fixtures and fittings are included in the sale as well as oven and hob and washing machine.

Exterior

There is a private enclosed garden as well as a shared garden. There is an area of hard standing for parking your car.

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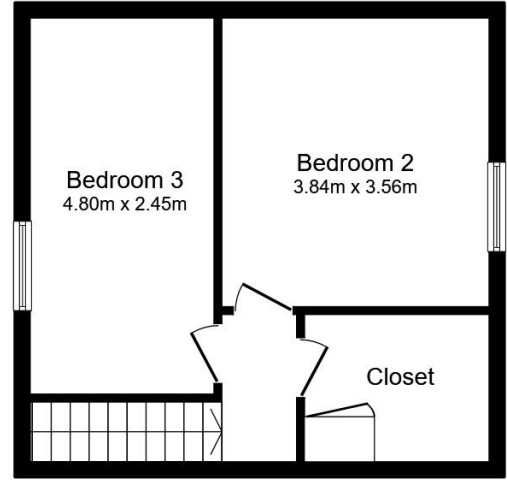
Directions

From our offices in St David Street Brechin, head east, turn right onto Martins Lane, continue onto Eastbank. 6a is on your right as indicated by our For Sale board

What3words
Treaty.visual.melt



Ground Floor
Floor area 60.4 m²



First Floor
Floor area 36.0 m²

TOTAL: 96.5 m²

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Selling your home?

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Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

Tel: 01356 622 171



31a St David Street, Brechin, Angus DD9 6EG



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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.