

Shiells

Solicitors & Estate Agents



**7 Bearehill Drive, Brechin,
DD9 6XH EPC: C**

Offers Over **£315,000**

7 Bearehill Drive, Brechin

4 bedroomed detached house

Overview

- Detached
- 4 Bedrooms
- Lounge
- Kitchen, diner / family room
- Utility Room
- Bathroom & Shower Room
- Downstairs Cloakroom
- Gas Central Heating
- Double Glazing
- Hot tub and Garden Room
- Driveway and Garage
- Close to local schools



A well-presented spacious property in the quiet residential area of Bearehill



Built in 2016 by Stephens Home and with accommodation on 2 levels, this is a fantastic family home which has been maintained to a high standard.

On the ground floor you will find a formal lounge and an excellent fitted kitchen with large dining area/family room with patio doors leading out to the rear garden.

Also on the ground floor is a cloakroom and utility room which leads into the garage.

Upstairs you will find 4 double bedrooms one of which has an en-suite and a family bathroom. With Gas central heating and double glazing, this is an impressive family home

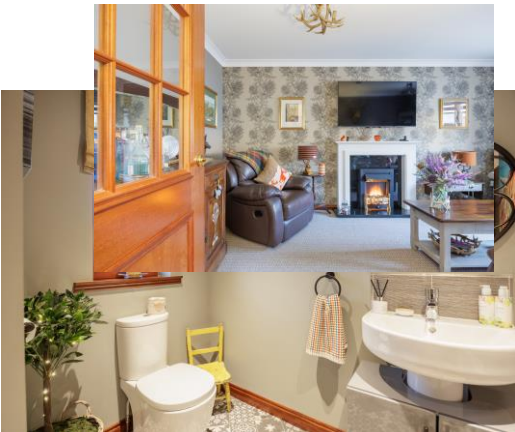


Extras

All fixtures and fittings are included in the sale as well as an electric fire in the lounge and all integral kitchen items are included in the sale whilst outside you will find a hot tub in the rear garden.

External

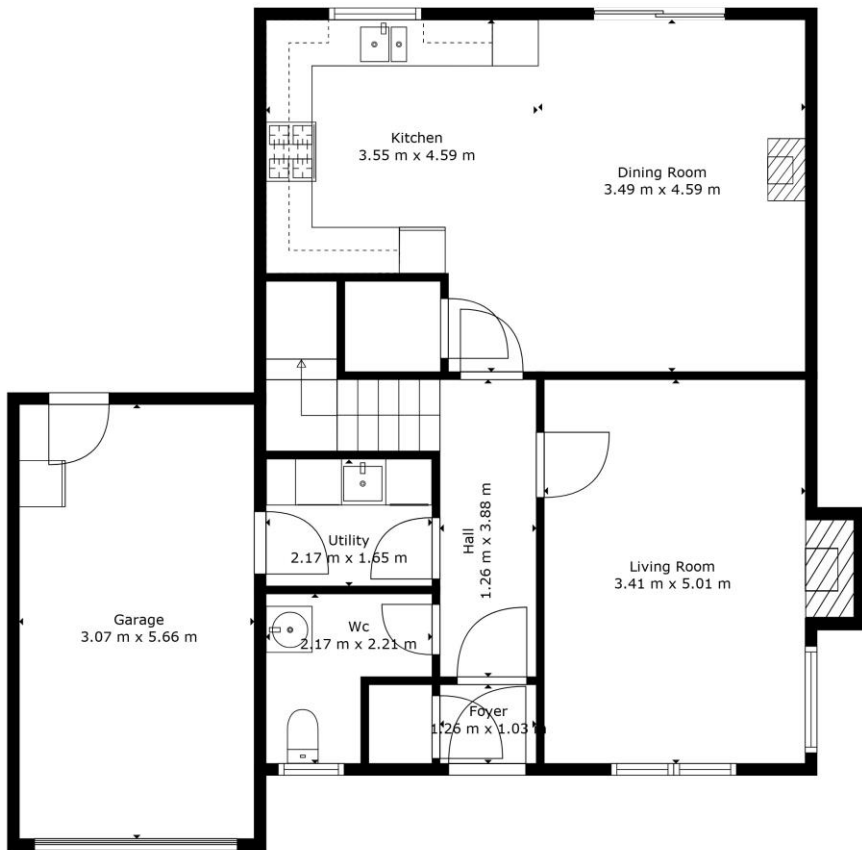
At the front of the property is parking for 4 vehicles and a small easily maintained garden. At the rear you have a secluded hot tub with shelter, decking and a garden room which is fitted with a bar. There are 2 sheds.



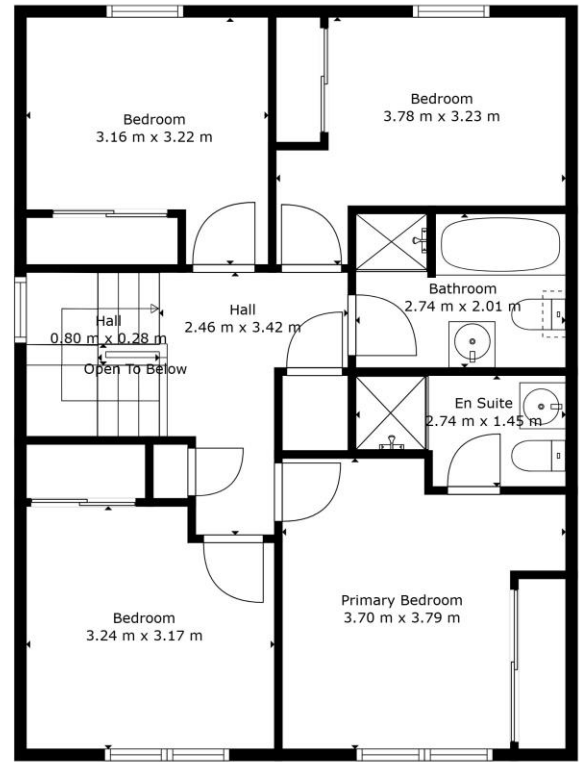
Directions

From our offices in St David Street, Brechin, drive west along Castle Street. Take a right into Bearehill Brae and following the road round into Bearehill Drive. Number 7 is indicated by our for-sale sign

What3words
flushed.albatross.memory



Floor 1



Floor 2

TOTAL: 136 m²
 FLOOR 1: 69 m², FLOOR 2: 67 m²
 EXCLUDED AREAS: GARAGE: 17 m², FIREPLACE: 1 m², OPEN TO BELOW: 0 m²

Illustration Purposes Only.



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



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



Phone: 01356 622 171 Email: property@shiells-law.co.uk

www.shiellslaw.co.uk

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.