



Solicitors & Estate Agents



**17 Cookston Crescent, Brechin**  
DD9 6BP

EPC: C

Offers Over **£205,000**

# 17 Cookston Crescent, Brechin

3 Bedroomed detached Bungalow

## Overview

- Detached
- 3 Bedrooms
- Large Lounge
- Kitchen
- Conservatory
- Shower Room
- Gas Central Heating
- Double Glazing
- Driveway and Garage
- Close to local schools



*A well-presented spacious property situated in a lovely estate in a quiet area of Brechin*



This lovely, detached bungalow sits in a desirable area of Brechin to the North of the town and good decorative order throughout. A large bright lounge looks onto the south facing garden, with 3 double bedrooms all with fitted wardrobes, a modern shower room, good sized kitchen which leads to the conservatory this is an ideal family home. Access to the attic is via a hatch in the hall and this is partially floored

The property benefits from Gas central Heating and is double glazed throughout, with new windows and door to the front of the property and a new bathroom window.

EPC: C

Council Tax Band: D



### Extras

Included in the sale are all fixtures and fittings, a living gas fire in the lounge, the Oven and hob as well as the shed outside.

### Exterior

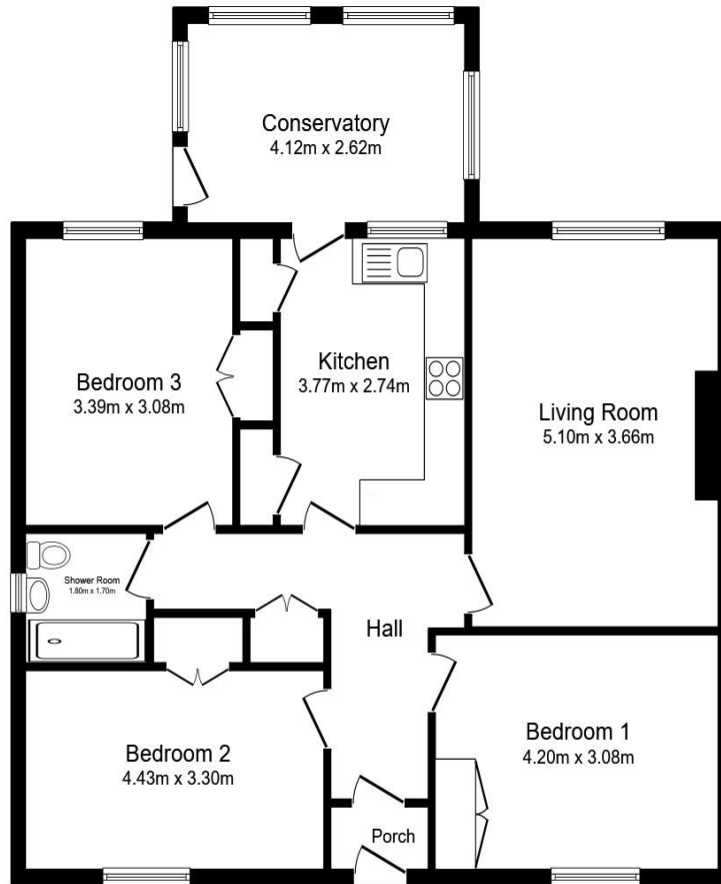
There is a small garden to the front of the property which sets the property back from the street. There is also a drive and single garage. At the side and rear of the property are good sized easily maintained south facing gardens and large shed. There is also vehicular access to the rear of the property via double gates.



### Directions

From our offices is St David Street, Brechin, head east continuing onto Clerk Street. At the roundabout take the 1<sup>st</sup> exit onto Distillery Road, and follow the road round onto Cookston Road, turn right onto Cookston Crescent. You will find 17 Cookston Crescent on the right-hand side as indicated by the Shiells for-sale board.

What3words  
Bunny.nags.monkey



**Floor Plan**  
Floor area 96.7 m<sup>2</sup>

**TOTAL: 96.7 m<sup>2</sup>**

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](http://www.Propertybox.io)

## 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



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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.