



2 Duke Street, Brechin, Angus DD9 6JY











Summary

Outstanding detached house set on a large plot within a very sought after residential area in the town of Brechin, benefits from gas central heating and offers comfortable accommodation which comprises: entrance hallway, bright lounge with fireplace, modern kitchen/dining room with pantry, utility room, shower room with three piece suite, family bathroom with four-piece suite, office and three well-proportioned bedrooms. Integrated kitchen appliances include fridge, freezer, extractor fan, gas hob and oven. The blinds, curtains and floor coverings are all included within the sale price. Externally the property benefits from well-presented garden grounds to front and rear which includes a formal lawn and well-established shrubs, plants and trees. and a private driveway. The rear gardens enjoy three outhouses and greenhouse.

Features

- Detached Villa
- Lounge
- Family Room
- Kitchen/ Dining
- 3 Bedrooms
- Shower Room & Bathroom
- Office
- GCH: EPC D
- Drive & Mature Gardens
- Council Tax Band E

Room Measurements

Lounge: 15' 1" x 15' 1" (4.60m x 4.60m)

Kitchen: 13' 9" x 12' 10" (4.19m x 3.91m)

Family Room: 15' 1" x 13' 8" (4.60m x 4.17m)

Utility Room: 8' 9" x 8' 2" (2.67m x 2.49m)

Office/Study: 9' 2" x 6' 2" (2.79m x 1.88m)

Bedroom: 13' 1" x 12' 8" (3.99m x 3.86m)

Bedroom: 12' 1" x 9' 2" (3.68m x 2.79m)

Bedroom: 11' 5" x 9' 5" (3.48m x 2.87m)

Shower Room: 7' 9" x 5' 6" (2.36m x 1.68m)

Bathroom: 9' 8" x 8' 2" (2.95m x 2.49m)







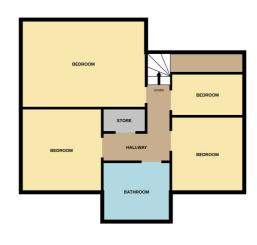


Floorplan

GROUND FLOOR







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