

# Shiells

Solicitors & Estate Agents



**61 Trinity Fields Crescent,  
Brechin, DD9 6YA    EPC -C**

Offers Over **£89,000**

# 61 Trinity Fields Crescent, Brechin

2 Bedroomed upper flat

## Overview

- Lounge
- 2 Bedrooms
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Shared Driveway
- Close to local schools

EPC:

Council Tax Band: A



*A lovely well maintained upper flat in residential area of Brechin*



This upper flat is in excellent condition throughout and would be an ideal property for a first-time buyer or young family. Entry is by way of the private front door on the ground level and up the internal staircase. The lounge is a good size and is bright and welcoming with the kitchen off the lounge. There are 2 double bedrooms and a large family bathroom. There is ample storage space throughout and built-in wardrobes in bedroom 1. The property benefits from Gas central heating, with boiler being serviced yearly, and double glazing, and is in a great location for local amenities.



### Extras

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

There are 2 sheds in rear garden.

### Exterior

To the front there is a large garden laid in lawn, trees and a path, as well as a shared driveway and parking area.

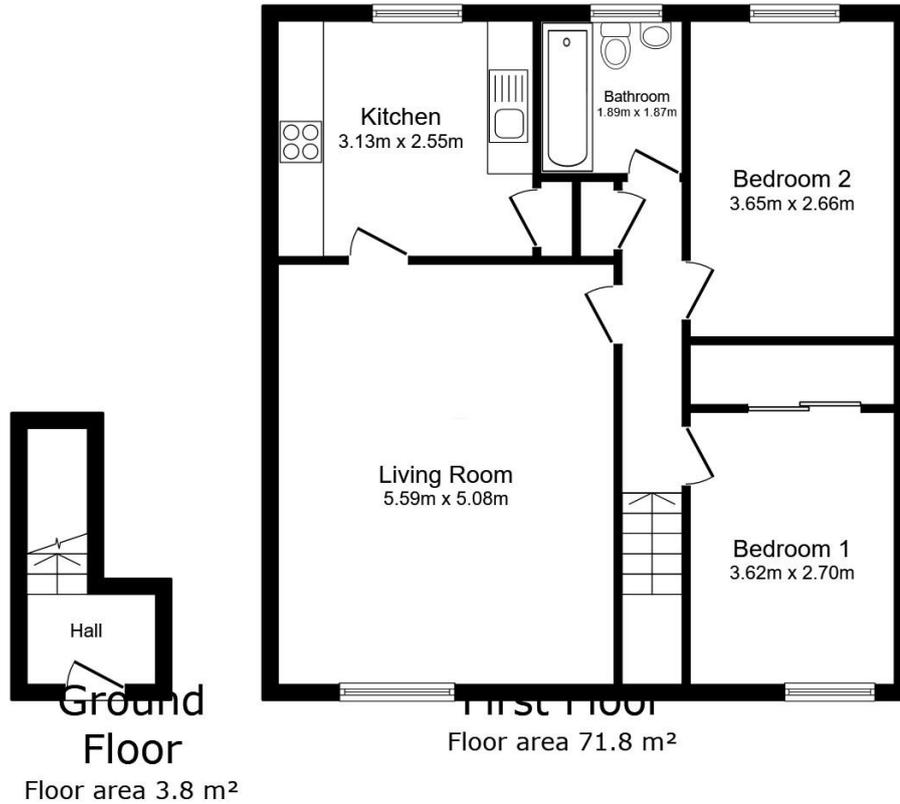
There is an outside tap affixed to the front of the property. To the rear there is a large garden mainly laid in slabs and 2 garden sheds.



### Directions

From our offices in St David Street, Brechin, drive east onto Clerk Street, and onto Trinity Road, turn left onto Eddie Avenue and then left onto Trinity Fields Crescent. Turn right to stay on Trinity Fields Crescent and you will find 61 on the left hand side as indicated by our for sale board.

What3words -  
highly.impeached.luxury



**TOTAL: 75.6 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!

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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.