

Shiells

Solicitors & Estate Agents



8 Latch Road, Brechin, DD9 6JE
EPC- D

Offers over **£265,000**

8 Latch Road, Brechin, DD9 6JE

4 bedroomed semi-detached Victorian House

Overview

- 2 Public Rooms
- 4 Bedrooms
- Kitchen & Utility Room
- Family Bathroom
- Large cloakroom on ground floor
- Gas Central Heating
- Double Glazing
- Gardens front and rear
- Close to local schools

Council Tax band: E



A lovely 4 bedroomed Victorian House which is set back from the street.



Viewing of this property is highly recommended. Built in 1893 and maintained to a good standard, this is an ideal family home. With a bright wide hall on the ground floor from which you will find a lovely traditional lounge with picture rails and coal fire and family room / dining room, to the rear there is a large kitchen and Utility as well as a cloakroom. Upstairs you will find 3 double bedrooms and a single bedroom as well as the family bathroom. The attic has been partially floored and access is by way of a Ramsay Ladder. Gas central heating and double glazing throughout. Great location for reputable schooling.



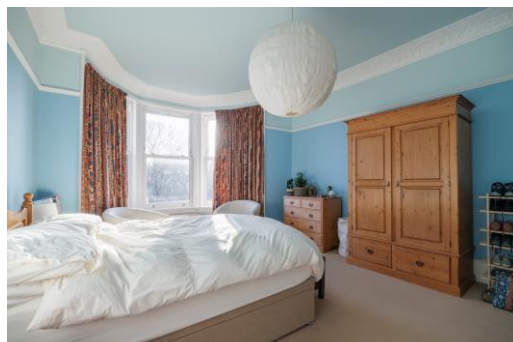
Extras

Included in the sale are all fixtures and fittings as well as the oven and hob.

Exterior

There is a large garden to the front of the property which could be partially changed into a driveway. The kerb at the pavement has already been dropped.

To the rear and side of the property are gardens and a drying area.



Directions

From our offices in St David Street, Brechin, drive east onto Clerk Street, take the 1st left onto Distillery Road and follow the road around to the left onto Latch Road. Number 8 is on the right hand side.

What3words

Chickens.disengage.trapdoor



TOTAL: 175 m²
 BELOW GROUND: 93 m², FLOOR 2: 82 m²
 EXCLUDED AREAS: FIREPLACE: 1 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



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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.