

Shiells

Solicitors & Estate Agents



**176b Montrose Street, Brechin,
DD9 7DZ EPC: C**

Offers Over **£49,500**

176b Montrose Street, Brechin, DD9 7DZ

One bedroomed attic flat

Overview

- Lounge with modern kitchen
- 1 Bedroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Garden and drying area
- Many extras included
- Close to local schools and local amenities



Ideal starter flat or as a buy to rent. Lovely modern flat



A lovely modern attic flat which has been modernised throughout. Through the common close and up the rear staircase is where you will find this property. Opening into a bright fresh lounge area which has a compact kitchen containing everything you could possibly need. Through an archway is a small hall which is where you will find the double bedroom and bathroom.

This property benefits from Gas Central Heating and is double glazed.



Extras

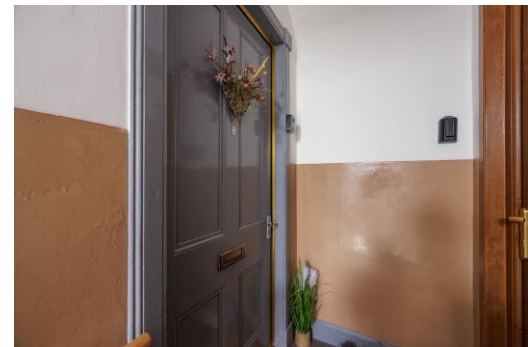
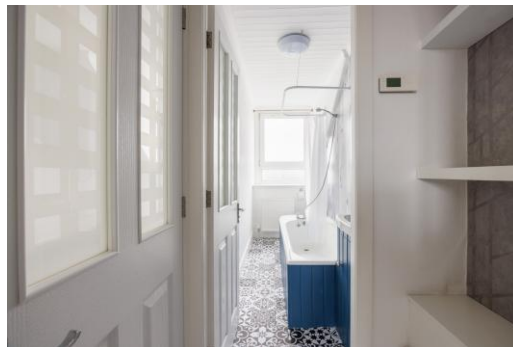
Included in the sale is all fixtures and fittings as well as the washing machine, oven/ hob and fridge.

External

Outside you have your own private garden which is laid with slabs and stones for ease of maintenance. There is also a drying area and a brick outhouse.

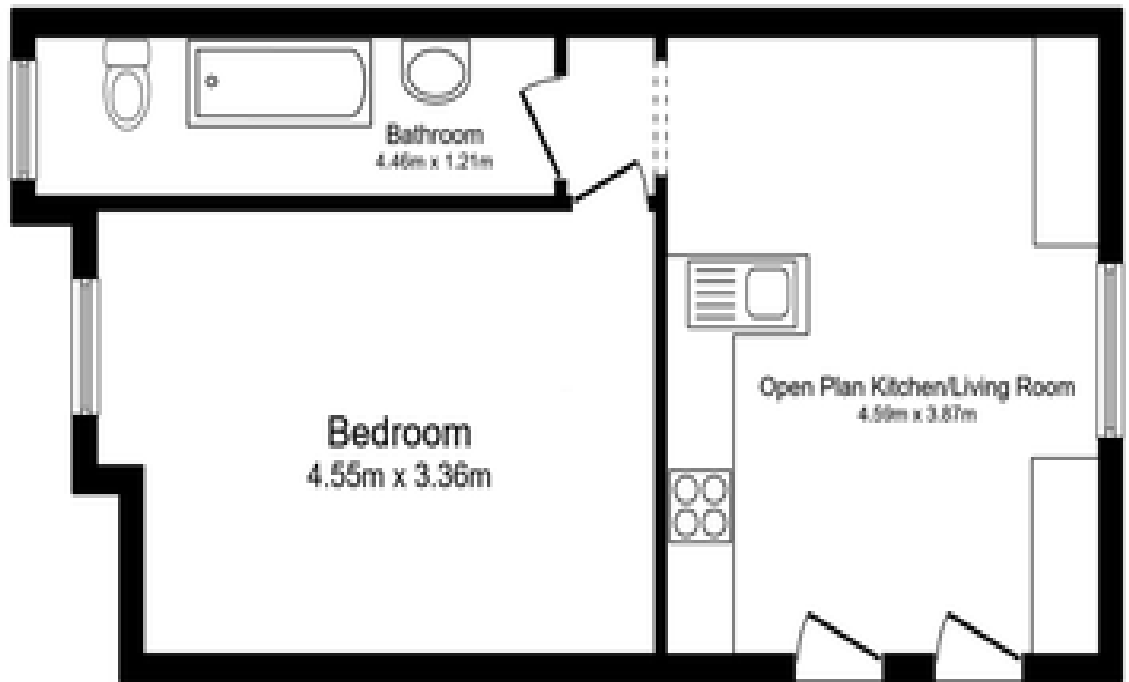
There is on-street parking available.

EPC: C



Directions

From our offices in St David Street, drive east then take a right at the High Street, continue down until you join Montrose Street. 176b is on the right hand side opposite the Coop Shop.



Floor Plan
Floor area 42.0 m²

TOTAL: 42.0 m²



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.ie

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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.