

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## **Flat 5, The Old School, Bank Street, Brechin DD9 6AL**

- **First Floor Flat with Secure Entry System**
- **Hallway**
- **Lounge with Mezzanine Gallery**
- **Modern Kitchen**
- **3 Double Bedrooms & En Suite**
- **Bathroom**
- **Gas Central Heating & Double Glazing, EPC D**
- **Allocated Parking**
- **Character Home**

**Offers over £125,000 ( HR Value 130K)**



This well presented first floor apartment forms part of a converted school in a prime central location, convenient for all local amenities and services including shops, schools and public transport. Brechin offers a broad cross section of social, leisure and consumer facilities, and provides convenient access to the Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south.

The property offers spacious and well-proportioned accommodation throughout and is in good decorative order. The subjects benefit from gas fired central heating with recently installed boiler, UPVC tilt and turn double glazing, modern fitted kitchen with integrated appliances, modern bathroom with shower, three double bedrooms, and En Suite shower room. The spacious lounge has the added feature of a spiral staircase leading to the mezzanine gallery which can be used for a number of purposes including further seating area, study or play area. Externally there is an allocated parking space.

This is an excellent opportunity to obtain extremely spacious accommodation of traditional character with modern interior, and viewing is highly recommended.

**Communal Entrance:** Well-maintained carpeted entrance.

**Hallway:** Karndean flooring. CCTV secure entry system. Cupboard housing fuse box and electricity meter.

**Lounge:** Approx. 5.85m x 3.6m. An excellent size public room. Solid oak flooring. Double glazed windows to rear. Spiral staircase to gallery landing.





**Mezzanine  
Gallery:**

Approx. 3.4m x 3.7m. A useful and adaptable area, suitable for study, play area or further seating area.

**Kitchen:**

Approx. 3.68m x 2.13m. Fitted with modern floor, wall and drawer units. Integral oven, gas hob, extractor hood. Stainless steel splash back. Integral dishwasher, fridge and freezer. Plumbing for washing machine. Kardean flooring. Double glazed window to rear.





**Bedroom 1:**

Approx. 3.78m x 2.53m. Double bedroom. Double glazed window to rear.

**En Suite:**

Approx. 1.52m x 2.48m. Three piece white suite comprising WC, wash hand basin and walk in shower enclosure with screen. Part tiled. Chrome ladder style towel rail.



**Bedroom 2:**

Approx. 4.75m x 3.5m. Another excellent sized double bedroom enjoying rooftop views. Double mirror fronted wardrobes.



**Bedroom 3:**

Approx. 2.95m x 3.3m. Another double bedroom. Double glazed window to side.



**Bathroom:**

Approx. 2.26m x 1.67m. Three piece white suite comprising WC, wash hand basin with storage below and bath. Shower over bath with shower screen. Part tiled. Extractor fan.



**Outside:**

Allocated parking space.







Illustration For Identification Purposes Only. Not To Scale (ID:1160108 / Ref:89831)



*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

**Forfar Office:**

27 West High Street, Forfar, Angus, DD8 1BE  
 Tel: 01307 464443 • Fax: 01575 520229  
[forfar@taysidepropertyonline.com](mailto:forfar@taysidepropertyonline.com)

**Dundee Office:**

7 Ward Road, Dundee, DD1 1LP  
 Tel: 01382 200411 • Fax: 01382 203033  
[dundee@taysidepropertyonline.com](mailto:dundee@taysidepropertyonline.com)