

Shiells

Solicitors & Estate Agents



140 Montrose Street, Brechin, DD9 7DX

Ground Floor Flat

EPC: D

Offers Over **£40,000**

140 Montrose Street, Brechin, DD9 7DX

Ground Floor Flatted Dwellinghouse

Overview

- Ground Floor
- 1 Bedroom
- Lounge/
- Kitchen area
- Bathroom
- Hallway
- Double Glazing
- Private Garden
- Ample Parking
- Close to local shops



A well-presented ground floor flat that offers ideal accommodation for young and old alike.



This ground floor flat offers exceptional value and would appeal to the first time buyer or as a buy to let. It comprises lounge with kitchen area with hob, oven and cooker hood, to the rear of the property is the double bedroom and modern tiled bathroom with bath and over-bath shower. This property has convection heaters, however there is a gas supply within the property. There is double glazing throughout. There is a private garden to the rear with a large timber shed. Parking is available within a short walk of the flat. Early viewing is strongly recommended to fully appreciate the value of this ideal one bedroomed flat.



Extras

All carpet and curtains, the hob, oven and cooker hood are included.

Heating

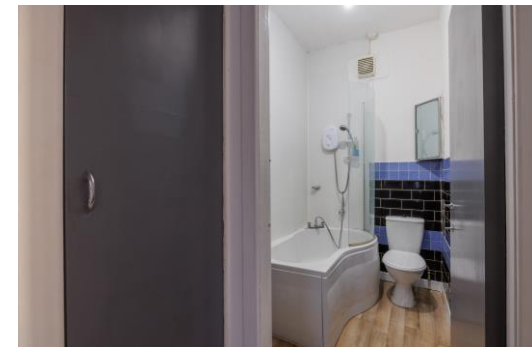
There are convector radiators in the property however there is a gas supply in the property should you wish to add Gas Central heating.

Double Glazing

Full double glazing.

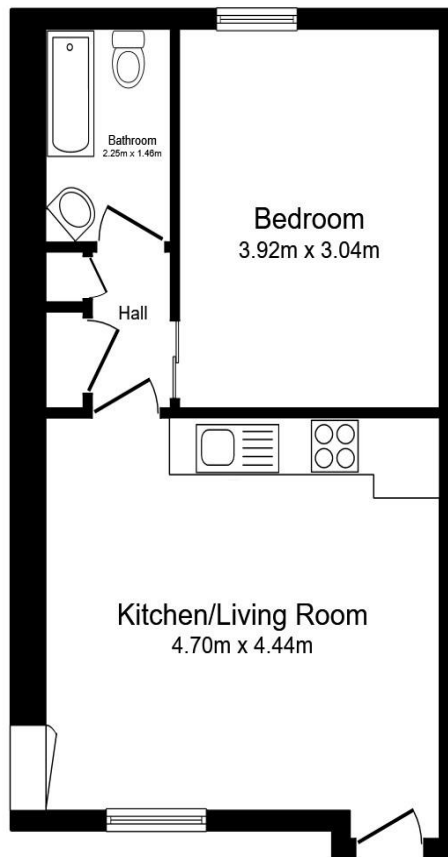
Garden

Private garden to the rear offers potential to any interested party. Timber shed.



Directions

From our office in St David Street head towards Montrose by way of Panmure Street and then Southesk Street which continues into Montrose Street. Proceed past Albert Place and Scott Street on the left and no 140 is located on the righthand side.



Floor Plan

Floor area 38.2 m²

TOTAL: 38.2 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.io

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Tel: 01356 622 171



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