



68 City Road, Brechin, DD9 6BE

Offers Over £90,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



Great opportunity to purchase this well presented two bed mid terraced villa situated in the heart of Brechin within walking distance of all amenities.

Accommodation comprises: entrance vestibule with storage cupboard and low level cupboard housing fuse box; hallway with under stair storage cupboard, connecting doors to lounge and kitchen and carpeted staircase to upper floor; bright and spacious lounge with dual aspect windows; dining kitchen fitted with a range of base and wall mounted units with complementary worktops and splashback tiling, integrated electric hob oven and fridge freezer, washing machine, storage cupboard and external door leading to rear garden; upper landing with connecting doors to bedrooms and shower room and hatch to attic; fully tiled shower room with fitted toilet/vanity/storage units and shower cubicle housing electric shower, wall mounted mirror and heated towel rail; and two double bedrooms, both having built in wardrobe/storage facilities.

Externally there are enclosed, easily maintained private gardens to front and rear and residents carpark.

This particular property would make an ideal starter home/buy to let investment and early viewing is recommended.

- **Mid Terraced Family Home**
- **Walking Distance of Many Amenities**
- **Vestibule**
- **Hallway**
- **Lounge**
- **Dining Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **Double Glazing & Electric Heating**
- **Furniture Included**
- **Private Gardens**
- **Residents Carpark**
- **Excellent First Time Buy**



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The historic Cathedral City of Brechin is situated in close proximity to the A90, and within easy commuting distance to Dundee or Aberdeen and the Angus towns of Forfar, Arbroath and Montrose.

Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin offers a wealth of amenities including primary and secondary schools, a health centre, local shops, the Brechin Community Campus at Brechin High School with football grounds and gymnasium and library.

Centrally located between the Grampian Mountains and the coast there are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside. The Attic is a popular drop in centre for local youths, making Brechin an ideal environment for a full family life.



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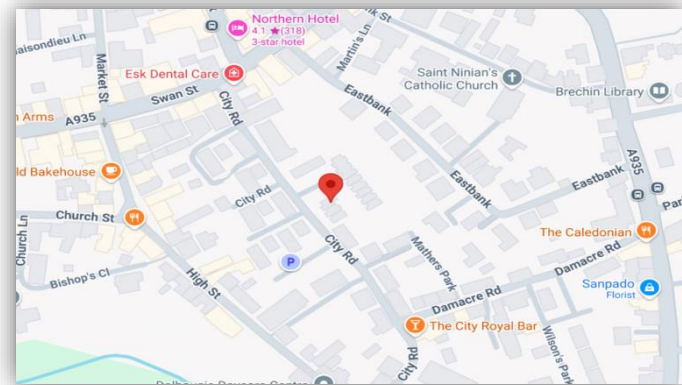
Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk



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Included in the sale are all carpets and floor coverings, window blinds, curtains, light fittings, integrated appliances, white goods and all furniture as seen.