



Solicitors & Estate Agents



1 Bridgend Cottage East, Little Brechin, DD9 6RQ EPC: F

Offers Over **£160,000**

1 Bridgend Cottage East, Little Brechin

2 bedroomed detached Cottage

Overview

- Detached
- Lounge
- 2 Bedrooms
- Kitchen
- Conservatory / Sunroom
- Wet room / Shower room
- Oil fired Central Heating
- Double Glazing
- Single Garage
- Gardens
- Lovely rural area



A comfortable rural cottage with 2 bedrooms set in a lovely area



This is a lovely cottage set in Little Brechin which has retained many original features. A small vestibule opens to a hall which leads to a good-sized lounge. There are 2 double bedrooms, a wet-room and dining kitchen also off this hallway and a conservatory has been added to the side of the house and is accessed from the kitchen.

This property benefits from Oil Fired Central Heating, and double glazing with a homely feeling permeating throughout this home.

Do not hesitate to arrange a viewing for this lovely country cottage



Extras

Included in the sale are all fixtures and fittings as well as all white goods

Exterior

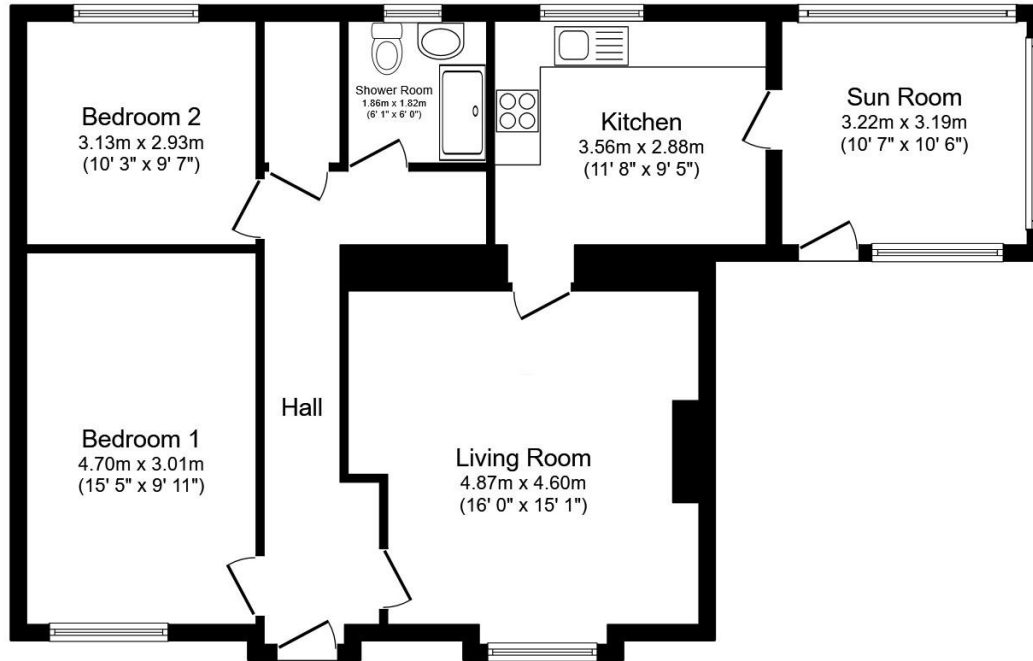
Outside you will find a rear garden with a single garage to the side of the house. There is an area of land at the side of the garage and this houses the septic tank.



Directions

Leave Brechin by Cookston Road and drive approximately 2 miles. At the sign for Little Brechin, the property sits on the right hand side as indicated by our for sale sign.

What3words
plums.cardinal.steamed



Floor Plan

Floor area 82.9 m² (892 sq.ft.)

TOTAL: 82.9 m² (892 sq.ft.)

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

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



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.