

Shiells

Solicitors & Estate Agents



**17 Provost Square, Brechin,
DD9 6DB**

EPC: D

Offers Over **£95,000**

17 Provost Square, Brechin, DD9 6DB

End – terraced 2 bedroomed house

Overview

- End -terraced
- Lounge
- 2 Double Bedrooms
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Many extras
- Gardens to side and rear
- Quiet residential area



Fantastic opportunity for a lovely family home in quiet area.



An excellent opportunity to purchase a lovely end-terraced house.

On the ground floor you have the bright lounge with dining area and kitchen, a small hall leads upstairs where you will find 2 double bedrooms and a family bathroom. The property benefits from Gas Central heating with the boiler being situated behind the fire in the lounge.

The property is double glazed throughout.



EXTRAS

All fittings and fixtures are included in the sale as well as a washing machine, oven and hob, fridge freezer and wardrobes in both bedrooms. There is also a shed and greenhouse.

EXTERIOR

There is a small area of low maintenance garden at the front of the property, however there is a side and rear garden primarily laid out in grass.

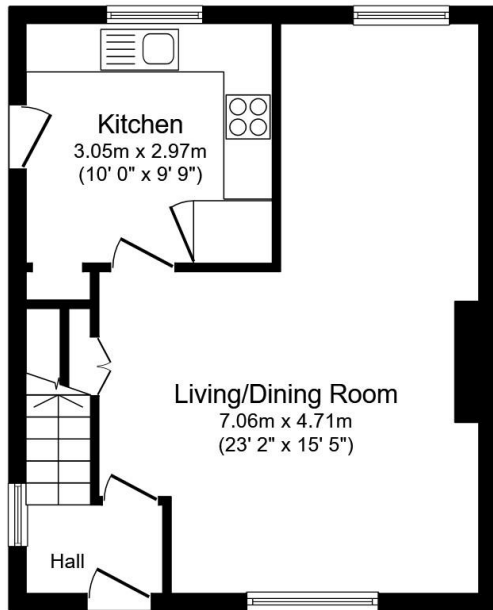


Directions

From our offices in St David Street, Brechin, travel east and follow the road onto Clerk Street, at the roundabout take the first exit and then the 2nd left onto Latch Road. Take a right onto Provost Road and then a left into Provost Square, follow the road around and you will find our property in front of you as indicated by our for-sale board.

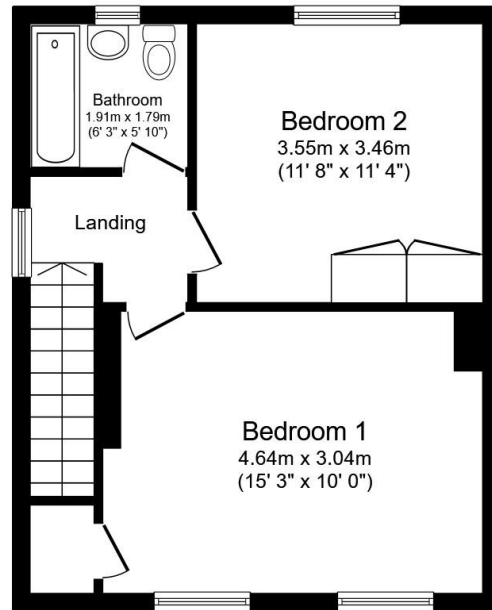
What3words...

Lobby.fractions.advocado



Ground Floor

Floor area 39.6 m² (426 sq.ft.)



First Floor

Floor area 39.6 m² (426 sq.ft.)

TOTAL: 79.2 m² (853 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!

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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.