

# Shiells

Solicitors & Estate Agents



**16 Middleton Park, Brechin,  
DD9 7HW**

**EPC: B**

**Offers Over £200,000**

# 16 Middleton Park, Brechin, DD9 7HW

## 4 bedroomed townhouse

### Overview

- Semi-Detached
- Lounge
- 4 Bedrooms
- Modern Dining Kitchen
- Bathroom, Shower room & Cloakroom
- Ample storage
- Double Glazing
- Gas Central Heating
- Driveway
- Solar Panels
- Many Extras



*A well-presented spacious and modern property*



Accommodation on 3 levels with a large bright lounge, excellent modern fitted breakfast kitchen installed in 2023 and Cloakroom on the ground floor, whilst on the 1<sup>st</sup> floor there are 2 good sized double bedrooms and the family bathroom. On the second floor you will find a further 2 double bedrooms and a shower room.

This property has loads of storage and is modern and fresh.

This property benefits from Gas Central heating and is double glazed throughout.

Do not hesitate to arrange a viewing of this lovely family home.



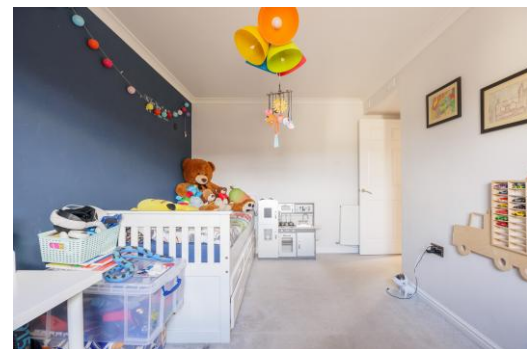
### Extras

Included in the sale are all integral kitchen appliances.

There are 8 solar panels to ensure a cost-effective heating system

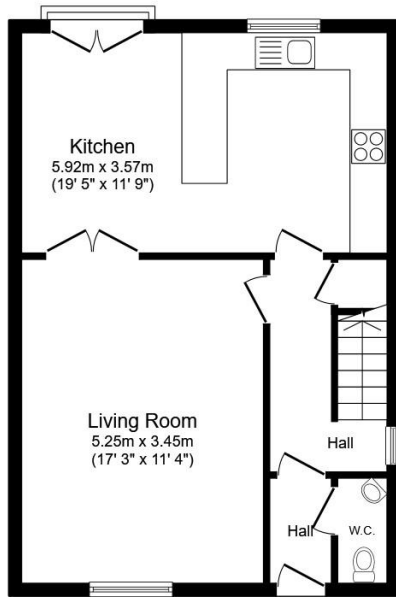
### Exterior

There is a driveway to the front of the house, whilst there is a small, enclosed garden to the rear.

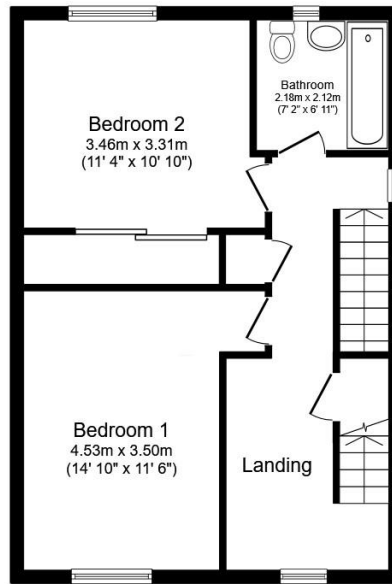


### Directions

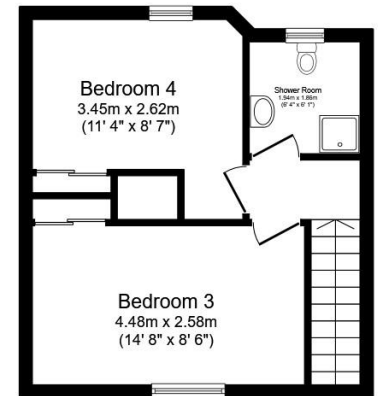
From our offices in St David Street, drive east taking a right at the High Street,, follow the road down onto Union Street and then into Montrose Street, take a right at Witchden Road and follow the road around to the left onto River Street, Middleton Park is a few hundred yards on the left. 16 Middleton Park is facing you as you drive into the road and is indicated by our for-sale board.



**Ground Floor**  
Floor area 52.8 m<sup>2</sup> (568 sq.ft.)



**First Floor**  
Floor area 52.8 m<sup>2</sup> (568 sq.ft.)



**Second Floor**  
Floor area 30.7 m<sup>2</sup> (331 sq.ft.)

**TOTAL: 136.3 m<sup>2</sup> (1,468 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



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[www.shiellslaw.co.uk](http://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.