



Solicitors & Estate Agents



**103 Market Street, Brechin,
DD9 6BD**

EPC: C

Offers Over **£120,000**

103 Market Street, Brechin

3 Bedroomed house

Overview

- Freshly Decorated
- 3 Bedrooms
- Lounge
- Kitchen / Diner
- Shower room & 2 cloakrooms
- Gas Central Heating
- Double Glazing
- Private enclosed garden
- Ample parking
- Close to local schools



A well-presented spacious property situated in a lovely quiet area of Brechin.



Excellent opportunity to purchase an ideal family home, this is a lovely bright house in immaculate condition throughout.

On the ground floor, you will find fresh lounge, kitchen with open plan design into the dining area and a cloakroom, as well as a large under stair cupboard, where the boiler is housed.

Upstairs are 3 double bedrooms, further cloakroom and shower room. All the rooms have been recently decorated and have new flooring. The property benefits from Gas central heating and double glazing.

Local schooling is nearby and there is ample parking.

Contact Shiells to arrange a viewing today!



Extras

Included in the sale are all fixtures, fittings including blinds. There is also a Hive system.

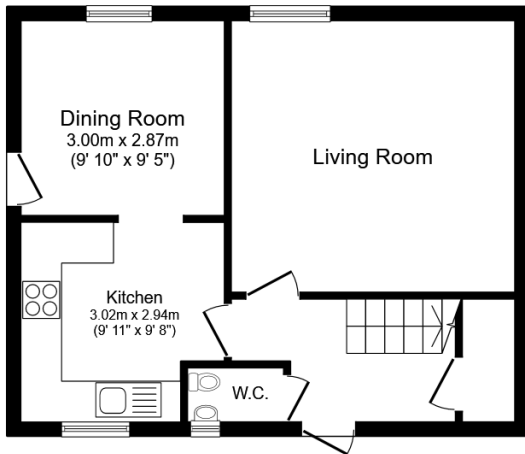
External

There is a small area of enclosed garden to the front of the property which is laid in grass in addition to a drying area. There is also a shed /bin storage area

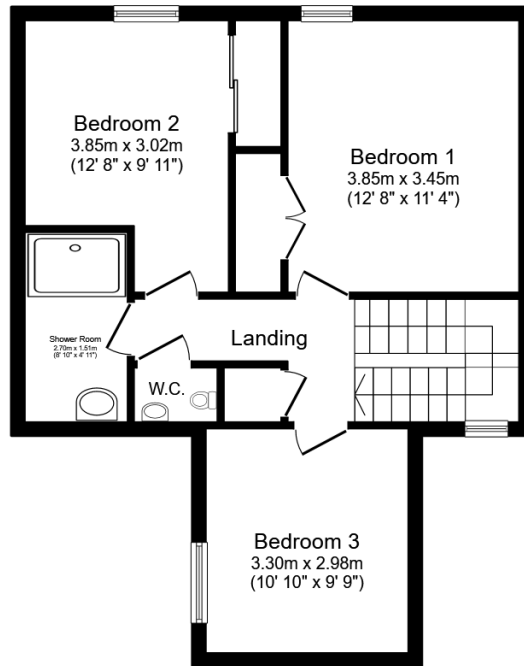


Directions

From our offices in St David Street, Brechin, drive east, taking the first left into Market Street, approximately 400 yards along take a left into the cul-de-sac and you will find the property at the top of said cul-de-sac.



Ground Floor
Floor area 43.0 m² (463 sq.ft.)



First Floor
Floor area 53.2 m² (572 sq.ft.)

TOTAL: 96.2 m² (1,035 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



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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.