



166 Montrose Street, Brechin, Angus DD9 7DZ











# **Summary**

Stone built upper apartment which is located within a popular residential area. The location is ideal for a number of local amenities including restaurants, shops, public transport and recreational facilities. This tastefully decorated property which benefits from electric heating and double glazing will be sold with floor coverings included. The bright and airy accommodation comprises entrance vestibule, lounge with feature fireplace, modern fitted kitchen area, one double bedroom and a modern shower room. To the rear of the property is a garden and private outbuilding and there is ample parking nearby.

# **Features**

- Upper Apartment
- Popular Central Location
- Open Plan Living/Kitchen
- Bedroom
- Shower Room
- DG & Electric Heating
- Private Garden & Outhouse/Store
- EPC C

# **Room Measurements**

Lounge: 13' 0" x 9' 8" (3.96m x 2.95m) Kitchen: 9' 2" x 5' 3" (2.79m x 1.60m) Shower Room: 8' 5" x 5' 1" (2.57m x 1.55m) Bedroom: 13' 0" x 11' 1" (3.96m x 3.38m)



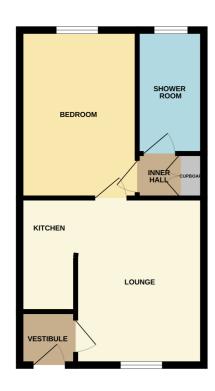






# Floorplan

GROUND FLOOR



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