



Solicitors & Estate Agents



**45 Drumachlie Loan, Brechin,
DD9 7BN**

EPC: C

Offers Over **£110,000**

45 Drumachlie Loan, Brechin

Mid terraced, three bedroomed house

Overview

- Lounge
- 3 Bedrooms
- large Kitchen/ Diner
- Bathroom
- Ample storage
- Gas Central Heating
- Double Glazing
- Large private gardens
- Close to local schools



A delightful family home with private gardens front and rear



This is a lovely mid-terraced house which was built around 1963 and is good condition throughout. On the ground floor, the property opens into the lower hall which leads into the lounge which runs the depth of the property, it is a good size and has open views to the front, with garden views to the rear. The kitchen is well fitted and has ample room for a table and chairs. There is a small hall off the kitchen to the front of the property and a further hall leads to the back door. Upstairs there are 2 double bedrooms and a single bedroom and a surprisingly large bathroom which is fitted with a bath and overbath shower. The property benefits from Gas Central Heating which was last serviced in February 2025.



Extras

All fittings and fixtures are included in the sale as well as the fridge freezer, washing machine, dryer, and oven and hob.

Exterior

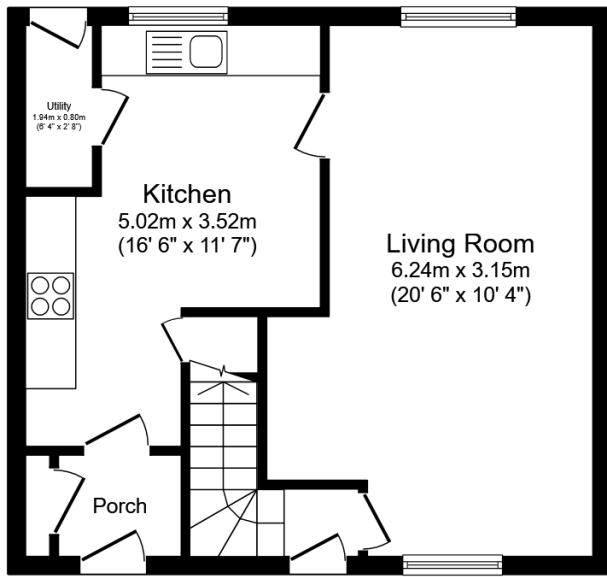
The front garden is fully enclosed and is of a low maintenance style. To the rear is another low maintenance garden.

Council Tax Band: B



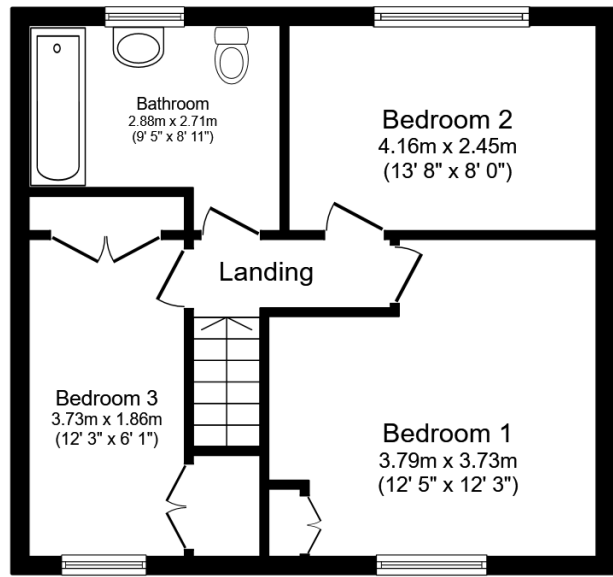
Directions

From our offices in St David Street, Brechin, drive east and turn right onto High Street, continue onto Montrose Street and just as you are leaving Brechin you will see Drumachlie Loan on the left hand side. Turning left into Drumachlie Loan, travel approx. 400 meters going under the old bridge. This property is on the left hand side as indicated by our for sale board.



Ground Floor

Floor area 42.9 m² (461 sq.ft.)



First Floor

Floor area 42.9 m² (461 sq.ft.)

TOTAL: 85.7 m² (923 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

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