

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



**21 Duke Street, Brechin DD9 6JZ**

- **Extended Detached Dwelling House**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining**
- **Family Room**
- **Ground Floor Shower Room**
- **5 Bedrooms**
- **Upper Floor Bathroom with Shower**
- **Gas Central Heating & Double Glazing, Solar Panels. EPC C**
- **Generous Sized Gardens, Summerhouse, 2 Sheds & Greenhouse**
- **Two Driveways & Garage**

**FIXED PRICE £310,000 (HR Value 325K)**

This well presented and deceptively spacious detached dwelling house is situated in a popular residential location only a short distance from Brechin Community Campus, the town centre and all local amenities and services. Brechin offers a broad cross section of services and offers easy access to the A90 dual carriageway which connects to major routes north and south.

The property offers spacious and well-proportioned accommodation over two floors and has been well maintained by the present owners. The subjects benefit from UPVC double glazing, gas fired central heating, solar panels, internal shaker style oak doors, modern fitted kitchen, modern ground floor shower room, modern bathroom on the upper floor, and five well proportioned bedrooms. In addition, there is a family room with French doors to the rear enjoying a pleasant outlook over the garden.

There is driveway parking to front for several vehicles leading to the single garage, the rear garden has further vehicular access and is well proportioned with areas of lawn and having summerhouse, two timber sheds, and greenhouse. This property must be viewed to fully appreciate the spacious nature of home being offered for sale.

**Entrance Hallway:** Double glazed UPVC exterior door. Cupboard housing fuse box and electricity meter.

**Hallway:** Staircase to upper floor accommodation. Under stair storage cupboard. Large walk in cloak cupboard also housing central heating boiler.

**Lounge:** Approx. 4.95m x 6.3m at widest point. An excellent sized public room. Double glazed part bay formation window to front. Further double glazed window to side.





**Kitchen/Dining:**

Approx. 3.45m x 4.7m. Modern fitted kitchen. Range of floor wall and drawer units. Integral Hotpoint double oven, hob and extractor hood. Plumbed for washing machine. Space for table and chairs. One and half sink and drainer with mixer tap. Recess for American style fridge freezer. Double glazed window to rear. Fridge freezer included {no warranties given} Split pane glazed doors to family room.





**Family Room:**

Approx. 4.5m x 2.96m. An excellent sized public room. Double glazed windows and French doors enjoying outlook over the rear garden and to countryside beyond.

**Shower Room:**

Approx. 3.3m x 1.5m. Modern three piece suite comprising WC and wash hand basin in fitted units. Walk in shower enclosure. Chrome ladder style towel rail. Low maintenance ceiling with downlighters. Wet wall panelling.

**Bedroom 1:**

Approx. 5m x 3m. Double bedroom. Double glazed window to rear. Fitted wardrobes.

**Bedroom 2:**

Approx. 3.34m x 4m. Spacious double bedroom. Large walk in wardrobe with light. Double glazed window to front.



**Bedroom 3:**

Approx. 4m x 2.6m. Another double bedroom. Double glazed window to rear. Double fitted wardrobes.



**Upper Floor  
Accommodation:**

Extensive fitted louvre door storage cupboards. Double glazed Velux window.

**Bedroom 4:**

Approx. 4.16m x 3.2m. Double bedroom. Double glazed Velux window. Double fitted wardrobe.





**Bedroom 5:**

Approx. 3.95m x 3.2m. Double bedroom. Double glazed Velux window.

**Bathroom:**

Approx. 1.75m x 2.48m. Three piece modern white suite comprising WC, and wash hand basin in fitted units. Bath. Shower over bath with shower screen. Part wet wall. Extractor. Double glazed Velux window. Heated towel rail.

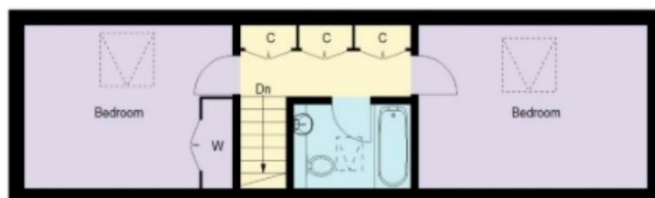
**Outside:**

Driveway parking to side provides ample off street parking for several vehicles and leads to the attached single garage. The front garden is laid out for ease of maintenance in gravel chips and bounded by attractive stone wall. Area of garden ground to side. Further vehicular access to side with further driveway parking for several vehicles. The rear garden is generously proportioned in areas of lawn, patio, gravel chips and having summerhouse with power. Two timber sheds and greenhouse. External power supply.





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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