

Shiells

Solicitors & Estate Agents



**21 North Latch Road, Brechin,
DD9 6LE**

EPC: D

Offers Over **£190,000**

21 North Latch Road, Brechin

Semi-detached cottage

Overview

- Semi- Detached
- Lounge with log burner
- open plan Kitchen with dining area
- 2 Bedrooms
- Shower room on ground floor
- Family Shower room
- Gas Central Heating
- Double Glazing
- Additional studio area
- Driveway and gardens
- Close to local schools



A lovely home set back from the street, which offers a relaxed setting



Built in the early 1900's this lovely semi-detached cottage is an ideal property for those who enjoy the quiet life. The property is set back from the street with the lounge looking over the private garden. The lounge is homely and has a log burner in the lounge, with the kitchen and dining area being open plan from the lounge. There is also a further vestibule looking over the rear garden area. A shower room completes the downstairs, whilst upstairs you will find 2 double bedroom and a further shower room. The property benefits from Gas central heating and double glazing.

Council tax band: B



Extras

Included in the sale are all fixtures and fittings and large kitchen range, as well as the log burner in the lounge.

Exterior

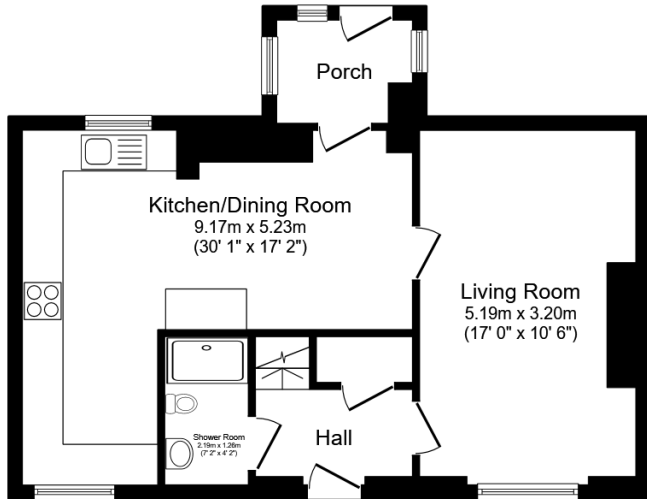
To the front of the property are low maintenance gardens as well as a studio area, whilst to the rear you will find a small courtyard garden with open views over the countryside and a private driveway.



Directions

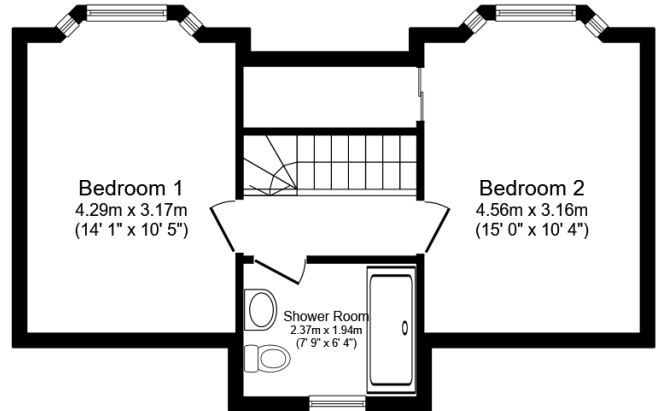
From our offices in St David Street, Drive west onto Airlie Street, continue ahead and take a left at the junction with North Latch Road. This property is a few hundred yards along on the left as indicated by our for sale board.

What3words
Playfully.peachy.fixture



Ground Floor

Floor area 50.7 sq.m. (545 sq.ft.)



First Floor

Floor area 41.5 sq.m. (446 sq.ft.)

Total floor area: 92.1 sq.m. (992 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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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.