



**1 Ferndene, Trinity Road,
Breachin, DD9 6BH
Fixed Price £95,000**

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this extremely spacious, well presented main door ground floor traditional 3 bed apartment situated in a quiet location within walking distance of local amenities including Co-op Supermarket, convenience stores, take-aways and public transport links. Brechin town centre with its wide range of amenities is also within reasonable walking distance.

The property is in good decorative order throughout and benefits from generously proportioned rooms, period features, double glazing, gas central heating and excellent storage facilities.

Accommodation comprises: entrance vestibule; hallway with storage cupboard and connecting doors to all rooms, lounge with bay window, focal fireplace and recessed display with storage below; dining kitchen fitted with a range of base and wall mounted units, slot in electric cooker, free standing fridge freezer and washer/dryer, shelved storage cupboard and further cupboard housing boiler; bathroom with 3 piece suite with shower over bath; and 3 bedrooms, 2 of which have fitted wardrobes, drawers and bedside cabinets.

Externally there are well maintained private gardens to front, shared drying green and shared outhouse providing further storage facilities.

This particular property will appeal in particular to downsizers and first time buyers alike and early viewing is highly recommend.

- **Traditional 3 Bed Ground Floor Apartment**
- **Nearby Local Amenities**
- **Lounge**
- **Dining Kitchen with White Goods**
- **Bathroom**
- **3 Bedrooms**
- **DG & GCH**
- **Period Features**
- **Private Garden**
- **Shared Drying Green**
- **Shared Outhouse**
- **Furniture May be Included if Required**
- **Ideal Downsize/Starter Home**



Chamber Practice

The historic Cathedral City of Brechin is situated in close proximity to the A90, and within easy commuting distance to Dundee or Aberdeen and the Angus towns of Forfar, Arbroath and Montrose.

Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin offers a wealth of amenities including primary and secondary schools, a health centre, local shops, the Brechin Community Campus at Brechin High School with football grounds and gymnasium and library.

Centrally located between the Grampian Mountains and the coast there are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside. The Attic is a popular drop in centre for local youths, making Brechin an ideal environment for a full family life.



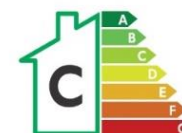


GROUND FLOOR
101.0 sq.m. approx.



TOTAL FLOOR AREA: 101.0 sq.m. approx.

While every attempt has been made to ensure the accuracy of the information contained herein, measurement of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any errors or omissions or to be disallowed it. This plan is for illustrative purposes only and should be used as such by no prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.



Included in the sale are all carpets and floor coverings, window blinds and curtains where fitted, light fittings, cooker, washer/dryer and fridge freezer. (It should be noted that the integrated dishwasher is not in working order). All other items of furniture may be included if required.