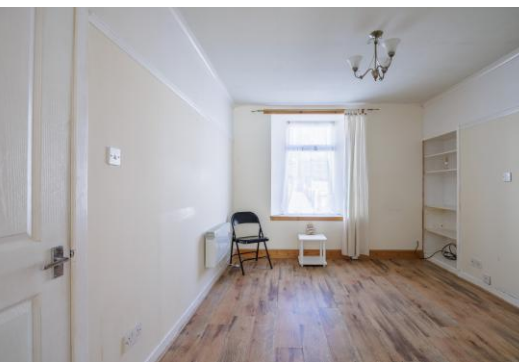




Solicitors & Estate Agents



**12 Damacre Road, Brechin**  
**DD9 6DT** **EPC D**

Offers Over **£40,000**

# 12 Damacre Road, Brechin

1 bedroom, ground floor flat

## Overview

- Ground flat
- Lounge
- 1 double bedroom
- Kitchen
- Bathroom
- Electric Heating
- Double Glazing
- shared bin recess at rear
- Close to local amenities

Council Band: A



## *Lovely ground floor flat with one bedroom*



This traditional ground floor flat sits close to the town centre and would be ideal for a first-time buyer or as a buy to let.

This property has a good-sized lounge looking onto the street, a galley kitchen and good sized double bedroom. A bathroom with over bath shower completes this lovely property.

The property benefits from economical electric heating and is double glazed throughout.

Do not hesitate to book a viewing of this lovely property.

Council tax Band : A  
EPC: D





### *Extras*

Included in the sale are all fixtures and fittings as well as the fridge, oven and hob.

### *Exterior*

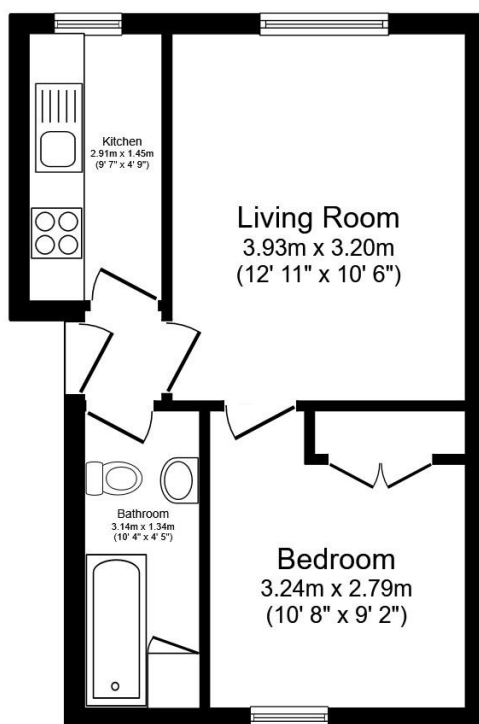
There is a shared bin recess at the rear of the property and ample on-street parking in Damacre Road.



### **Directions**

From our offices in St David Street, Brechin, drive east turning right into High street, follow the road down and take a left at City Road and then a right onto Damacre Road. You will find 12 Damacre Road on the right hand side of the road.

What3words  
Candy.prepped.somebody



### Floor Plan

Floor area 32.2 sq.m. (347 sq.ft.)

Total floor area: 32.2 sq.m. (347 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](http://www.Propertybox.io)

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

Tel: 01356 622 171



31a St David Street, Brechin, Angus DD9 6EG



Phone: 01356 622 171 Email: [property@shiells-law.co.uk](mailto:property@shiells-law.co.uk)

[www.shiellslaw.co.uk](http://www.shiellslaw.co.uk)

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.