



MacHardy, Alexander & Whyte, W.S.

Solicitors & Estate Agents

www.machardy.co.uk



**6 Slateford Gardens, Edzell, Brechin, DD9 7SX
Offers Over £265,000**

- **Bungalow**
- **3 Bedrooms**
- **Lounge**
- **Dining Room**
- **Kitchen**
- **Utility room**
- **Family Bathroom**
- **Front Garden**
- **Rear Garden with Summer House**
- **Single Garage and Driveway**
- **Gas Central Heating**
- **Double Glazing**

Situated in a quiet cul-de-sac in the picturesque Village of Edzell, this three-bedroomed bungalow would make a lovely retirement or great family home. Local shops, hotels, the primary school and a popular golf club are within walking distance.

Hallway

All rooms lead off. Carpeted flooring; radiator. x 2 cupboards.

Living Room (4.52m x 4.37m)

Bright room with x 3 windows overlooking front. Carpeted flooring; radiator.



Dining Room (3.07m x 2.94m)

Off Living Room. x 2 windows to the side. Carpeted flooring; radiator. Door to Kitchen.



Kitchen (3.89m x 3.14m).

Fitted kitchen with wall and base units. Integrated dishwasher, electric oven, hob, extractor hood, fridge/freezer. Vinyl flooring; radiator. Space for table and chairs. Window to rear garden. Doors to Utility Room and Hallway.



Utility Room (2.98m x 1.62m)

Washing machine, tumble dryer, sink. Vinyl flooring; radiator. Window to rear. Door to garden.

Family Bathroom (3.29m x 1.88m)

Family bathroom with W/C, sink with vanity unit under, bath with shower over. Vinyl flooring; radiator. Window to rear.



Master Bedroom (3.21m x 3.11m)

Double room with built-in wardrobes. Carpeted flooring. Window to rear.

En-Suite (3.20m x .98m)

W/C, sink and shower. Vinyl flooring, radiator. Window to rear.

Bedroom 1 (3.01m x 2.41m)

Double room with built-in wardrobes. Carpeted flooring; radiator. Window to front.

Bedroom 2 (2.88m x 2.86m)

Single room with built-in wardrobes. Carpeted flooring; radiator. Window to front.

External

The front garden is laid to lawn with borders and shrubs. There is a single garage and driveway. The enclosed rear garden is also laid to lawn with borders and shrubs. Summer House and rotary clothes dryer.





GROUND FLOOR



MEASUREMENTS AND DIMENSIONS GIVEN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.

VIEWING By appointment with the subscribers, MacHardy, Alexander & Whyte

ENTRY By negotiation