



1 MacGregor Street,

Brechin, DD9 6LJ

Offers Over £50,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this ready to live in main door ground floor apartment situated in a central location within walking distance of many local amenities including Co-op Supermarket, convenience stores, take-aways and public transport links. Brechin town centre with its wide range of amenities is a stone's throw from the property.

Accommodation comprises: entrance vestibule with connecting doors to lounge and shower room; lounge with focal fireplace, recessed display shelving and front facing window with storage below; kitchen fitted with a range of base and wall mounted units with contrasting worktops and tiled splashbacks, integrated electric hob and oven, under counter fridge freezer, and washing machine; double bedroom with built in storage facilities; and partially tiled shower room with 3 piece suite incorporating W.C., wash hand basin and shower cubicle housing electric shower. Externally there is a small area of private garden ground and well maintained communal garden to the rear of the building.

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

- **Main Door Ground Floor Flat**
- **Entrance Vestibule**
- **Lounge**
- **Hall**
- **Kitchen**
- **Double Bedroom**
- **Shower Room**
- **Double Glazing**
- **Electric Heating**
- **Communal Gardens**
- **Central Location**
- **Ideal First Time Buy**
- **Excellent Downsize Property**



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.



Chamber Practice 

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of these, relative, means and any other lease agreement and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used for any prospective purchaser. The plan is for illustrative purposes only and should be used for any prospective purchaser. The plan is for illustrative purposes only and should be used for any prospective purchaser.



Included in the sale are all carpets and floor coverings, window blinds where fitted, integrated appliances and white goods.

Chamber Practice 

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk