

Shiells

Solicitors & Estate Agents



**The Stables, Bishops Close,
Brechin, DD9 6HH EPC C**

Offers Over **£235,000**

The Stables, Bishops Close, Brechin

3 Bedroomed detached house

Overview

- Detached
- 3 Double Bedrooms (2 en-suite)
- Lounge and space for an open plan kitchen
- Utility Room
- Family Shower room
- Gas Central heating with underfloor heating on lower floor
- Double Glazing
- Off Street parking
- Courtyard / Patio
- Close to local amenities



Unique stables conversion to a detached modern property



This is a gorgeous property which is situated in a quaint and quiet area of Brechin. On entering the property via the front vestibule, you come to the bright good-sized lounge which has an area for an open plan kitchen which the developers will complete to your taste. On the lower level you will find 2 double bedrooms, one of which has a full en-suite, a family shower room and a utility room to the rear of the property, whilst upstairs there is a further double bedroom which again has a full en-suite. With gas central heating including underfloor heating on the ground floor and double glazing in keeping with the conservation area requirements, this is truly unique property.



Extras

Included in the price is the opportunity to choose your own kitchen and accessories. Floorcoverings shall also be fitted throughout. These are set within a budget and can be discussed with the developers.

Exterior

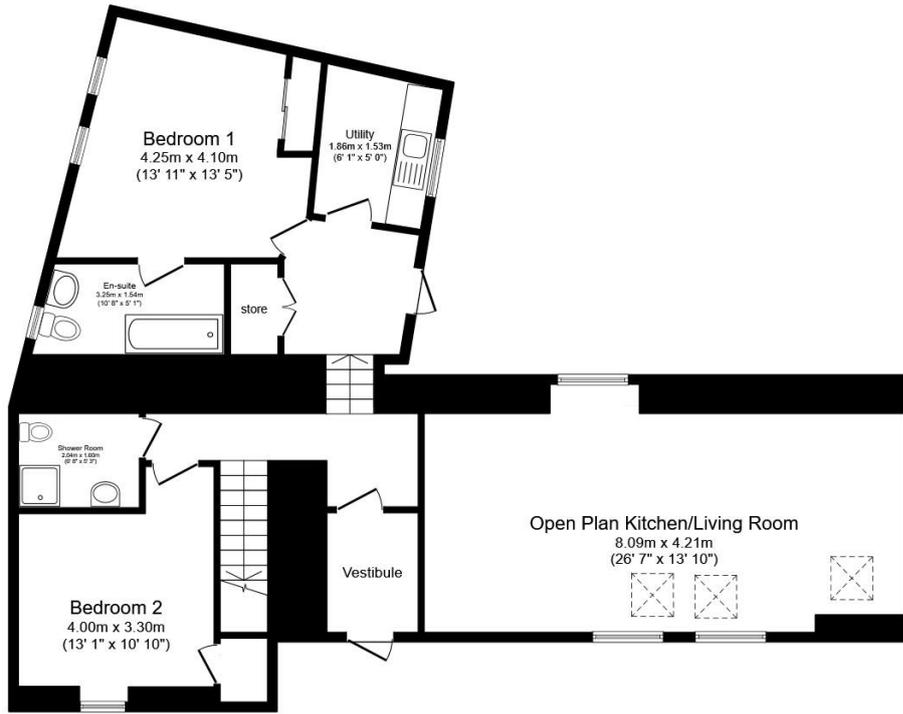
To the front of the property is a private driveway and a path ramp leading to the front door, whilst at the rear is a small courtyard area which has a raised planter.



Directions

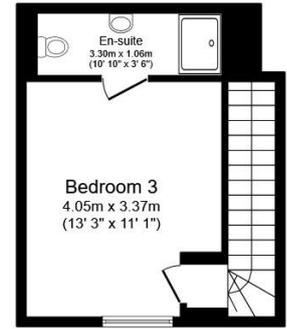
From our offices in St David Street, Brechin, drive east and turn right onto High Street, take a right onto Church Street and left into Church Lane, then take a left onto Bishops Close, the property is on the left-hand side as indicated by our for-sale board.

What3words
encoded.landmark.clubbing



Ground Floor

Floor area 101.4 sq.m. (1,091 sq.ft.)



First Floor

Floor area 21.2 sq.m. (228 sq.ft.)

Total floor area: 122.6 sq.m. (1,319 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

Selling your home?

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

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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.