

# Shiells

Solicitors & Estate Agents



**1 Thomas Guthrie House, Cross  
Keys Close, Brechin, DD9 6EX  
EPC : C**

Offers Over **£69,000**

# 1 Thomas Guthrie House, Cross Keys Close, Brechin – 2 bedroomed flat

## Overview

- Upper flat via secure entry
- Large lounge
- 2 Double Bedrooms
- Kitchen
- Bathroom & en-suite
- Electric Central Heating
- Double Glazing
- Ample parking nearby
- Close to local amenities



*A well-presented spacious property situated in the town centre of Brechin*



This large bright flat is accessed via secure entry through Cross Keys Close and has a good-sized lounge which opens to the kitchen, there are 2 large double bedrooms, one of which has an en-suite, the property is completed with a family bathroom. The property has electric heating and double glazing. With ample storage throughout, this is an ideal starter flat, as a buy to let or for a small family.

This property has been well maintained and there is a factor for the entire building which ensures any issues are addressed quickly and is reasonable priced.

Council Tax band: B



### Extras

Included in the price is all fixtures and fittings as well as the fridge freezer, oven and hob and a dishwasher.

### Exterior

There are no gardens with this property, however there is ample car parking nearby.

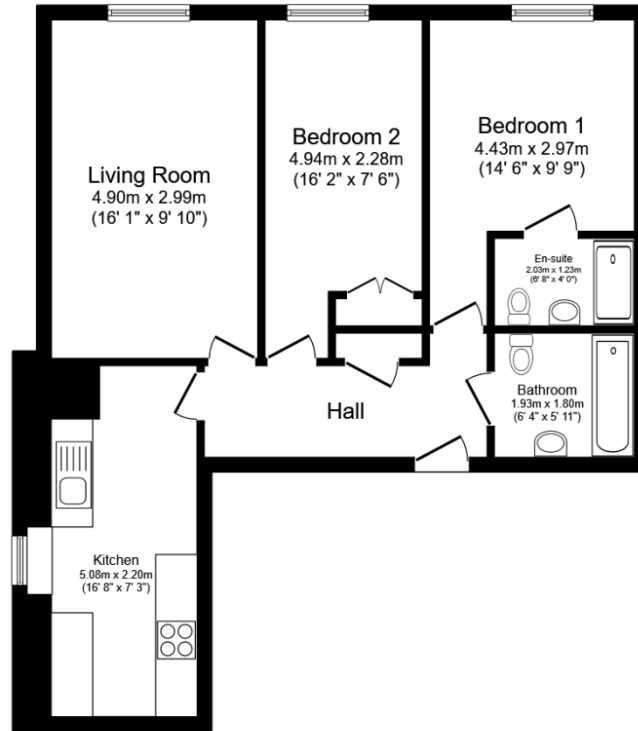
### Background

This building is the birthplace of the historical philanthropist Thomas Guthrie who was dedicated to free education for destitute children in the early 1800's



### Directions

From our offices in St David Street, walk eastwards until you come to cross keys close, take a right down the close and then the first door on the left opens to a hallway which takes you up to flat 1. A sign in the window looking into the street, will indicate the property.



### Floor Plan

Floor area 63.1 sq.m. (679 sq.ft.)

Total floor area: 63.1 sq.m. (679 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)

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

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