



Solicitors & Estate Agents



**Briarton, Little Brechin,  
DD9 6RQ      EPC - E**

Offers Over **£335,000**

# Briarton, Little Brechin, DD9 6RQ

3 Bedroomed Detached Farmhouse

## Overview

- 3 Bedrooms
- Lounge with log burner
- Large Kitchen / Diner
- Utility Room
- 2 Bathrooms & Shower Room
- Bright porch/ sunroom
- Oil fired Central Heating
- Double Glazing
- Many extras
- Driveway and Garage
- large paddock approx. 1 acre
- Greenhouse



*A well-presented detached farmhouse situated in the quiet village of Little Brechin*



Built around 1920, this traditional farmhouse is set in a lovely location. The focal point of this property is the large kitchen / diner which cries out for a large family. On the ground floor you will also find a lounge, bedroom 1, large porch/ sun room, shower room, bathroom and utility room, whilst on the upper floor you will find 2 further double bedrooms and a family bathroom. There is ample storage throughout.

This property benefits from oil central heating and there is also a log burner, The property is double glazed throughout .



### Extras

Included in the sale are all fixtures and fittings and includes washing machine, dishwasher, oven and hob.

### External

From the road, there is a long driveway leading to the property and opening into a large area for parking. There is a single garage attached to the house. Off the driveway is a large greenhouse. Included in the sale is a paddock of around 1 acre in size. There is also sizeable gardens with a pond and 4 apple trees. This property has a septic tank. More land available under separate negotiation.



### Directions

Leave Brechin from Cookston Road, enter Little Brechin and continue on taking a right at the red phone box. Drive past the farm yards and continue about ½ mile. You will find this property on the right hand side as indicated by our for sale board and the sign for Briarton.

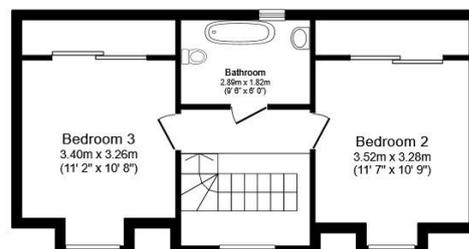
What3words

Reactions.destined.infants



### Ground Floor

Floor area 100.5 sq.m. (1,082 sq.ft.)



### First Floor

Floor area 44.0 sq.m. (474 sq.ft.)

**Total floor area: 144.5 sq.m. (1,556 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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