



Solicitors & Estate Agents



**11a Dalhousie Street, Brechin**  
**DD9 7BB**      **EPC: D**

Offers Over **£280,000**



# 11a Dalhousie Street, Brechin

## 4 bedroomed terraced house

### Overview

- Large Lounge
- 4 Bedrooms
- Kitchen and utility room
- snug
- Family bathroom and shower room
- Gas Central Heating
- Double Glazing
- Gardens front and rear
- Single Garage
- Council Tax Band: D



*A well-presented spacious property with loads of character*



This terraced villa sits in a quiet area of Brechin but remains close to all amenities. Opening into a bright vestibule and hallway, you enter the lounge which has a feature fireplace and bay window, next is a stunning family bathroom complete with an impressive free-standing bath. A large kitchen with Aga which opens in to a snug and utility completes the ground floor. Upstairs the stair splits with a double bedroom and shower room to the rear of the property and 2 double bedrooms, once of which is currently being used as a study and a smaller bedroom to the front. This property benefits from Gas Central Heating and is double-glazed throughout.





### Extras

Curtains and blinds are not included in this sale, however included are Aga stove with 3 ovens, 2 hotplates and a separate controlled dual fuel unit with gas hob and oven, dishwasher and fridge

### Exterior

To the front of the property is a garden laid mainly in grass and some shrubs and trees, whilst at the rear there is a raised vegetable patch, and a lower level with a small patio area as well as ornamental shrubs and fruit trees. A single garage with access from Infirmary Street completes this property

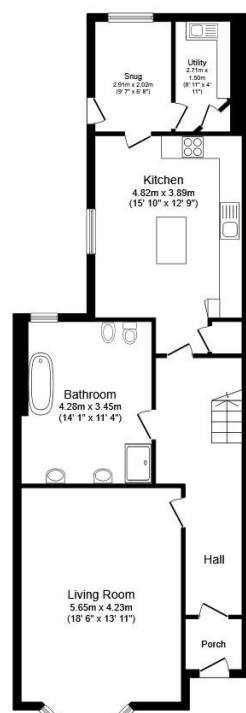


### Directions

From our offices in St David Street, Brechin drive east and continue onto Panmure Street, take a right at the roundabout and turn left onto Dalhousie Street, cross the junction and you will find 11a on the left side of the road as indicated by our for-sale sign.

What3words

Reporters.clay.nodded .



### Ground Floor

Floor area 88.4 sq.m. (952 sq.ft.)



### First Floor

Floor area 78.3 sq.m. (843 sq.ft.)

Total floor area: 166.8 sq.m. (1,795 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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