



Solicitors & Estate Agents



**28 Trinity Fields Crescent,  
Brechin, DD9 6YF      EPC: C**

Offers Over **£190,000**

# 28 Trinity Fields Crescent, Brechin

3 bedroomed detached house

## Overview

- Detached
- Lounge
- Family room with log burner
- 3 Bedrooms
- Kitchen / Diner
- Bathroom & cloakroom
- Ample storage
- Gas Central Heating
- Double Glazing
- Single Garage and Carport
- 2 driveways
- Gardens front and rear



*A lovely detached house situated in a highly sought after area in Brechin.*



Do not hesitate to view this fabulous, detached house in a quiet residential area of Brechin. On the ground floor, the front door opens into a vestibule leading to a wide hallway, and on the ground floor you find a bright lounge, family room with log burner and patio doors to the rear garden, large kitchen diner and cloakroom, whilst upstairs there are 3 bedrooms and the family bathroom. There is ample storage throughout. The property benefits from gas central heating and is double glazed throughout. Council Tax band: E



### Extras

Included in the sale are all fixtures and fittings and the stove. As well as a log burner in the family room.

### Exterior

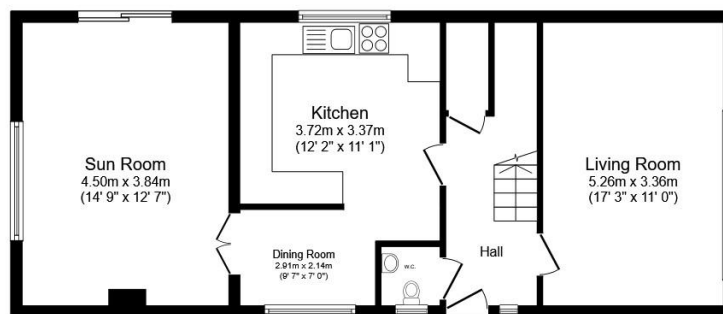
At the front of the property there is a small garden area as well as a driveway leading to the carport and single garage. There is a further short driveway on the other side of the house. To the rear you will find an area of patio and an enclosed garden area laid in grass and shrubs



### Directions

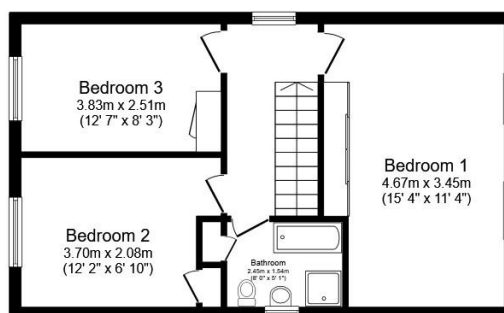
From our offices in St David Street, driving east follow the road into Clerk Street. At the roundabout take a left onto Distillery Road and continue onto Cookston Road. Take the 2nd right onto Caledonian Road and the at the end of the road, take a right onto Trinity Fields Crescent. Number 28 is on the left hand side as indicated by our for sale sign.

What3words  
Amicably.regime.liberty



### Ground Floor

Floor area 68.5 sq.m. (737 sq.ft.)



### First Floor

Floor area 47.2 sq.m. (508 sq.ft.)

**Total floor area: 115.7 sq.m. (1,245 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)

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

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

**Tel: 01356 622 171**



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[www.shiellslaw.co.uk](http://www.shiellslaw.co.uk)

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.