



Solicitors & Estate Agents



**20 St Mary Street, Brechin,
DD9 6JQ EPC: D**

Offers Over **£160,000**

20 St Mary Street, Brechin

3 bedroomed detached house

Overview

- Detached
- 3 Bedrooms
- 2 Public Rooms
- Kitchen & Utility area
- Large internal storeroom
- Bathroom
- Ample storage
- Gas Central Heating
- Double Glazing
- Lovely gardens
- Close to local schools



Large detached house close to town centre



In need of some updating and upgrading this is a lovely 3 bedroomed detached house with loads of potential and has clearly been a much-loved family home.

On the ground floor you have a large lounge with a little snug and separate dining room as well as a family bathroom and kitchen. There is a large storeroom and utility area also on the ground floor. Upstairs you will find 3 bedrooms and space with potential to install an en-suite.

The property benefits from Gas Central heating with a new boiler being installed this year and double glazing.



Extras

Included in the sale are all fixtures and fittings as well as the oven / hob, fridge, green house and shed.

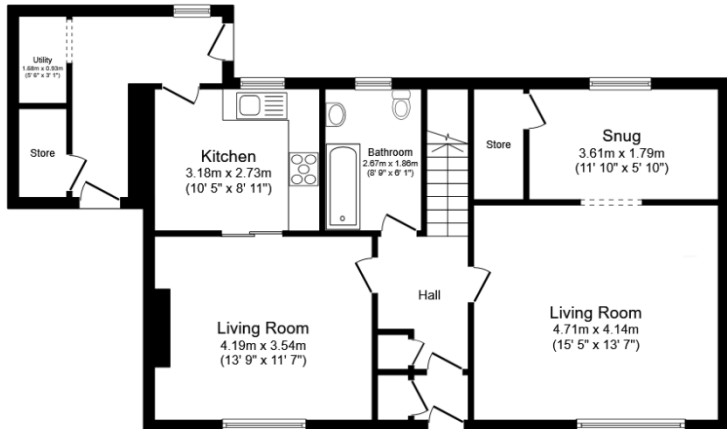
Exterior

The gardens are all to the front of this property ensuring the property is set back from the road, so you don't hear any road traffic. There is a working outside WC, shed and greenhouse.



Directions

From our offices in St Davids Street, Brechin drive westwards into St Mary Street and you will see this property on the right hand side as indicated by our for sale board. The property sits opposite the Mechanics building.



Ground Floor

Floor area 80.1 sq.m. (862 sq.ft.)



First Floor

Floor area 69.1 sq.m. (744 sq.ft.)

Total floor area: 149.2 sq.m. (1,606 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?

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!

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