



**1 Park Place, Brechin, DD9 7BA**

**OFFERS OVER £115,000**

Contact Solicitors for an  
appointment to view

**01382 203000**

**Chamber Practice** 



- **Main Door Ground Floor Flat**
- **Quiet Location**
- **Local Amenities**
- **Vestibule**
- **Lounge**
- **Dining Room/Bedroom**
- **Kitchen**
- **Bathroom**
- **Double Bedroom**
- **DG & GCH**
- **Integrated Appliances**
- **Private & Shared Gardens**
- **Large Garage**
- **Move in Condition**
- **Ideal Family Home/Downsize**

The Chamber Practice are delighted to bring to market this beautifully presented main door ground floor flat situated in a quiet location walking distance of many local amenities including town centre, local shops, Health Centre, Library and Brechin Park.

The subjects are in excellent decorative order throughout and benefit from generously proportioned rooms, double glazing, gas central heating and modern kitchen and bathroom.

Accommodation comprises: vestibule with connecting doors to lounge and dining room/bedroom 2; bright and spacious lounge with windows to front and side and connecting door to kitchen; spacious dining room/double bedroom with built in storage facilities and window overlooking front garden; beautifully appointed kitchen fitted with a range of contemporary base and wall mounted units with complementary worktops, integrated electric hob, oven, fridge freezer, dishwasher and washing machine; rear vestibule with connecting doors to bathroom and bedroom; stylish bathroom with fitted toilet/vanity unit and bath with mains fed shower over, full wet-wall panelling and heated towel rail; and double bedroom with built in storage facilities. Externally there are enclosed south-facing private gardens to the front with lawn and patio areas and well maintained shared gardens to the rear with several outbuildings and large garage providing off street parking facilities.

This ready to live in property will make an ideal family home/downsize property and early viewing is highly recommended.

The historic Cathedral City of Brechin is situated in close proximity to the A90, and within easy commuting distance to Dundee or Aberdeen and the Angus towns of Forfar, Arbroath and Montrose.

Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin offers a wealth of amenities including primary and secondary schools, a health centre, local shops, the Brechin Community Campus at Brechin High School with football grounds and gymnasium and library.

Centrally located between the Grampian Mountains and the coast there are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside. The Attic is a popular drop in centre for local youths, making Brechin an ideal environment for a full family life.



**Chamber Practice** 

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

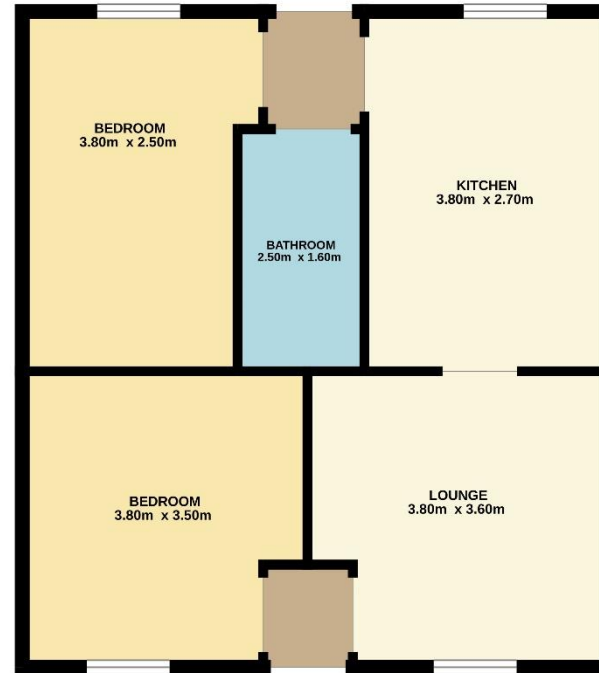
[www.thechamberpractice.co.uk](http://www.thechamberpractice.co.uk)

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GROUND FLOOR



TOTAL FLOOR AREA: 56.1 sq.m. approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*Included in the sale are all carpets and floor coverings, window blinds and curtains where fitted and integrated appliances.*

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.