



Solicitors & Estate Agents



**5 St Mary Street, Brechin,  
DD9 6JG**                      **EPC: E**

Offers Over **£77,500**

# 5 St Mary Street, Brechin

## 2 bedroomed terraced house

### Overview

- Lounge with open fireplace
- 2 Bedrooms
- Kitchen
- Family Bathroom
- Gardens to rear
- Electric Storage Heating
- Parking nearby
- Close to local schools and amenities

Council Tax Band: B



*In need of updating, a lovely C-listed terraced house in town centre*



### **Extras**

*Included in the sale are all fixtures and fittings*

### **Exterior**

*There is a small enclosed garden to the rear of the property.*

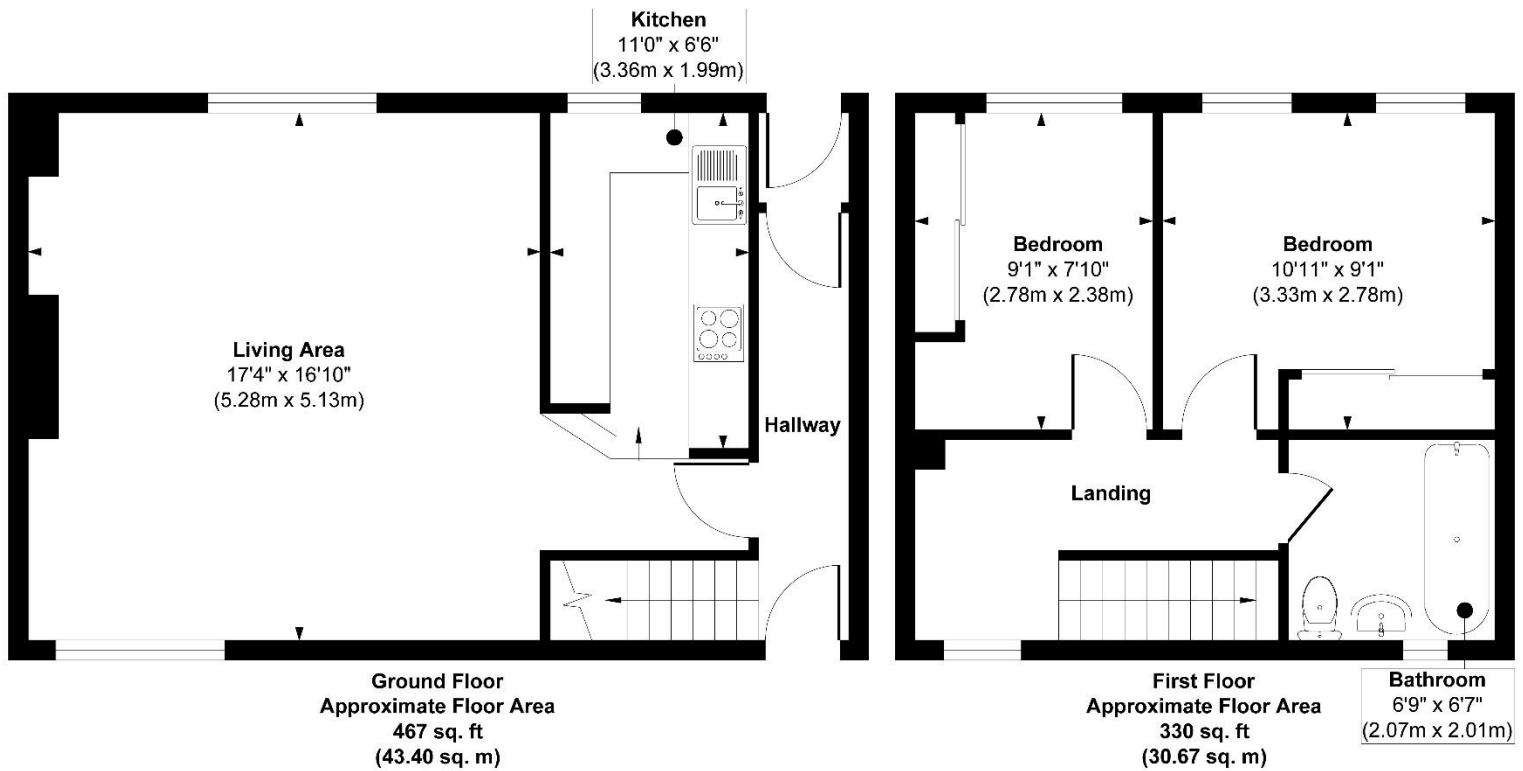
**Council tax Band: B**



### **Directions**

From our offices in St David Street, Brechin, walk west and you will find this property approximately 20 feet from Shiells.

What3words  
Feast.lollipop.recruiter



**Approx. Gross Internal Floor Area 797 sq. ft / 74.07 sq. m**



Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

## 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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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.