



Solicitors & Estate Agents



**17 Pearse Street, Brechin,
DD9 6JR EPC band: D**

Offers Over **£235,000**

17 Pearse Street, Brechin

Detached 3 Bedroomed bungalow

Overview

- Detached
 - Lounge
 - 3 Bedrooms
 - Kitchen
 - Porch
 - Bathroom
 - Gas Central Heating
 - Double Glazing
 - Driveway
 - Large gardens to rear
 - Close to local schools and amenities
- Council Tax Band: D



A traditional bungalow which has been modernised and updated throughout



Set in one of the most popular areas of Brechin, this detached bungalow has been updated and modernised to a high standard. The kitchen is a good size with ample room for a table and chairs and has new units with matching tile surround, the kitchen opens into the bright lounge. Heading into the hall you will find 3 double bedrooms and a modern bathroom.

The entire property has been freshly decorated and in move-in condition.

The property benefits from Gas Central heating and is double glazed throughout.

Council Tax Band D



EXTRAS

The oven and hob as well as all floor coverings are included in the sale

EXTERIOR

The rear garden is enclosed by hedging and is laid in grass with 2 apple trees and a drying area.

To the side of the property is a private driveway as well as ample parking on the street.

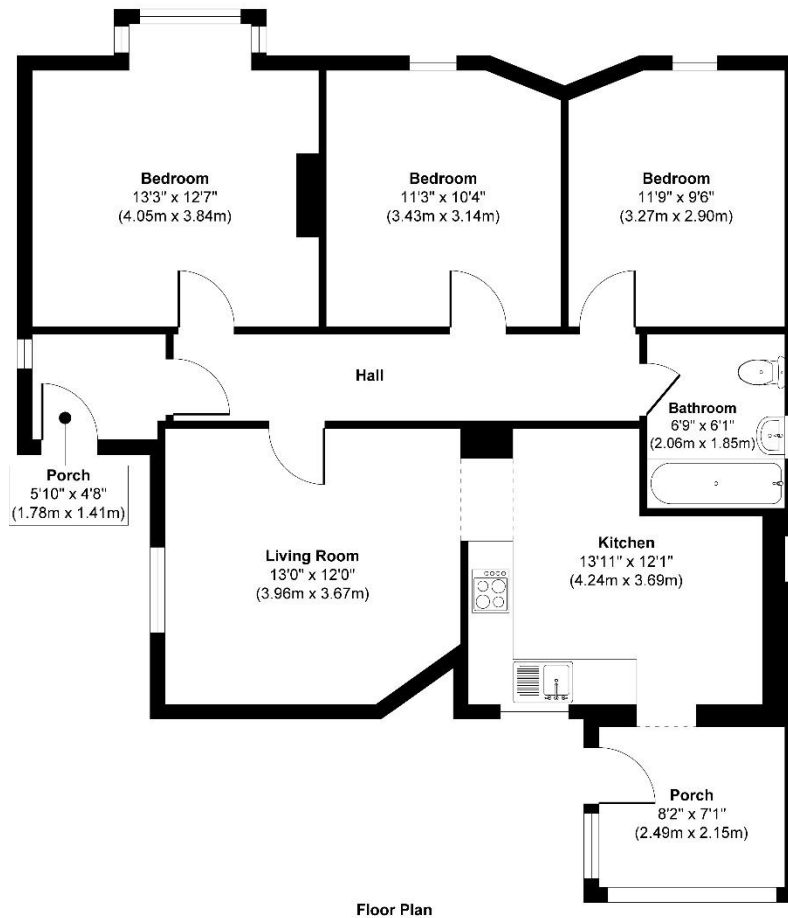


Directions

From our offices in St David Street, go west into Airlie Street and take the 2nd right into Pearse Street. No 17 is located on the left at the far end of the street just prior to the junction with Latch Road.

What3words:
Aliens.blaring.cling

17 Pearse Street, Brechin



Approx. Gross Internal Floor Area 918 sq. ft / 85.31 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



31a St David Street, Brechin, Angus DD9 6EG



Phone: 01356 622 171 Email: property@shiells-law.co.uk

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.