

Shiells

Solicitors & Estate Agents



**97 Drumachlie Park, Brechin, DD9
7BT**

Ground Floor Flat

EPC Band: C

Offers over **£70,000**

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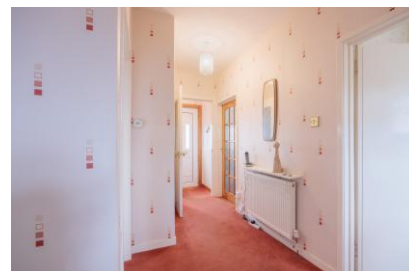
Ground Floor Flat

Overview

- Ground Floor Flat
- 2 Bedrooms
- 1 Reception Room
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Rear Garden
- On-Street Parking
- Close to local schools



A well-presented spacious ground floor flat



A lovely spacious ground floor flat, great for first time buyers as well as a buy to let opportunity. With a good-sized kitchen in need of some modernisation but it is perfectly functional, a bright and spacious lounge and 2 double bedrooms. There is a good-sized shower room which has capacity to be converted into a bathroom should it be required. There are built in wardrobes in both bedrooms and 2 storage cupboards in the hallway. This property benefits from gas central heating and double glazing.



Extras

Included in the sale is the shed, greenhouse and the freestanding cooker.

Exterior

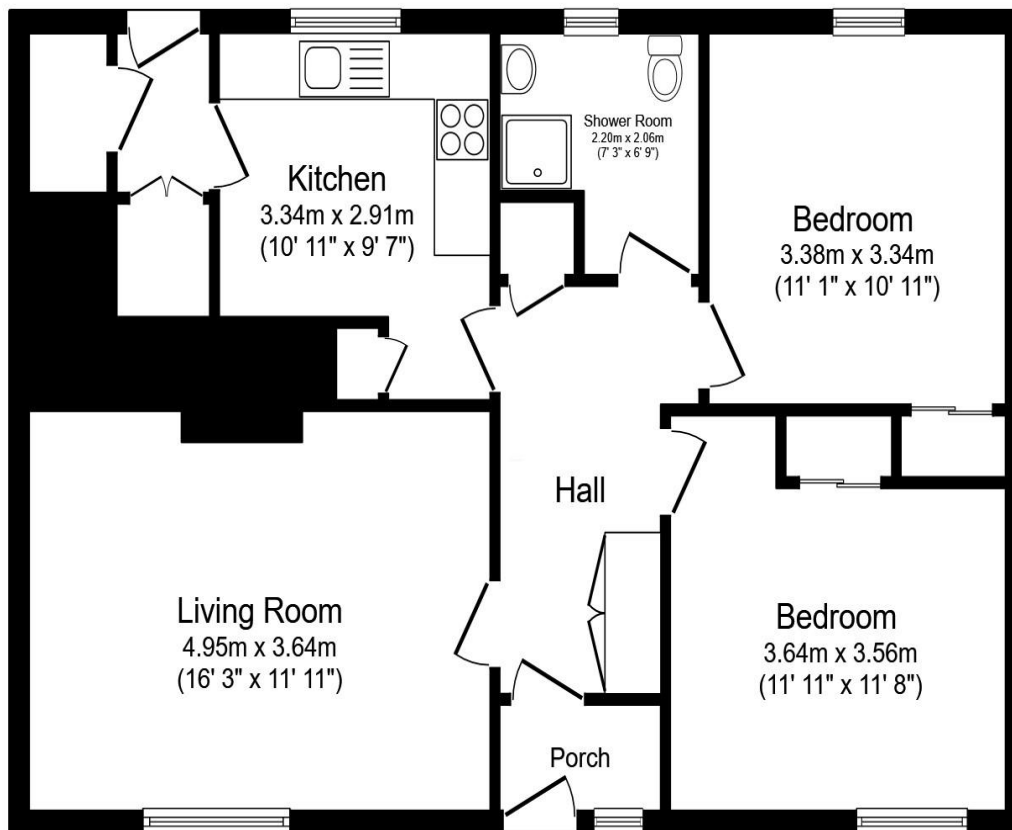
The low maintenance rear garden is mainly laid to chip stones, has an array of mature shrubs and a shed and greenhouse.

Ample on-street parking.



Directions

From our offices in St David Street, Brechin drive east wards onto Panmure Street and take the third exit onto Southesk Street. Follow the road around to the left onto Montrose Street. Take the last left before leaving Brechin onto Drumachlie Drive and take the 1st left onto Drumachlie Park. Following the road round this property is on the right-hand side across from the cricket pitches, as indicated by our For Sale Sign.



Floor Plan

Floor area 74.2 sq.m. (799 sq.ft.)

Total floor area: 74.2 sq.m. (799 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!

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.