



**MacHardy, Alexander & Whyte, W.S.**

**Solicitors & Estate Agents**

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



**107 Provost Buchan Road, Brechin, Angus, DD9 6DD  
Offers Over £130,000**

- **Mid-terraced Dwellinghouse**
- **2 Double Bedrooms**
- **Living Room**
- **Kitchen**
- **WC**
- **Shower Room**
- **Gas Central Heating**
- **Double Glazing**
- **Low maintenance gardens & Shed.**
- **Off street parking**

This well presented, terraced villa is situated in a popular residential location with convenient access to the town centre and all local amenities including local shops and schools. Access to the Dundee/ Aberdeen A90 dual carriageway which connects to major routed north and south.

### Entrance Hallway

Laminate flooring with carpet runner, radiator, stairs to first floor, understairs storage cupboard, 2 x Storage cupboards. Radiator.



### Living Room (4.08m x 3.58m)

Bright room with radiator, large window to rear. Laminate flooring.



### Kitchen (4.08m x 2.89m)

Wall and base units, Integrated dishwasher, extractor hood, gas hob, double oven. Fridge, Freezer, washing machine and tumble dryer. storage cupboard, door to utility room. Radiator, vinyl flooring, window to the rear. Door out to rear garden.



### W/C (1.81m x 1.70m)

W/C, wash hand basin, various wall, and base vanity units. Towel Radiator and vinyl flooring. Vectair extractor fan.

### First Floor

Carpeted stairs, window to the front. Rooms off landing. Large storage cupboard housing boiler.

### Bedroom One (3.98m x 3.58m)

Double room, radiator, and carpeted flooring. Window to rear. Large storage cupboard and loft access.

### Bedroom 2 (3.98m x 2.89m)

Double room with built in wardrobes, storage cupboard. laminate flooring, radiator, and window to the rear.

### Shower Room (1.98m x 1.60m)

W/C, sink with vanity under. Walk in shower with electric shower. Vinyl flooring, towel radiator, window to front. Advent extractor fan.

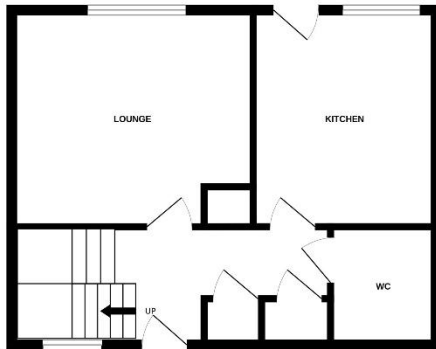
### Externally

Both gardens are very easily maintained. The front is laid in gravel with pots. The rear it is set out with monoblocks, borders with shrubs and plants. There is also a shed. Off street parking area to the rear.

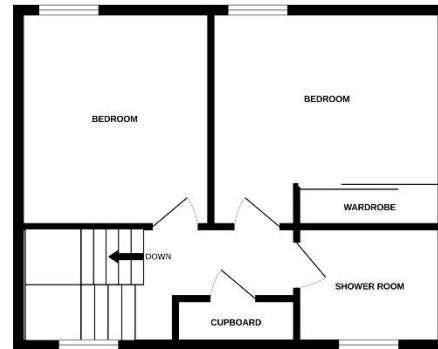




GROUND FLOOR  
40.6 sq.m. (437 sq.ft.) approx.



1ST FLOOR  
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA: 81.1 sq.m. (873 sq.ft.) approx.

Whilst 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 mis-statement. 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.  
Made with Metropax ©2026

**VIEWING** By appointment with the subscribers, MacHardy, Alexander & Whyte  
**ENTRY** By negotiation

MacHardy, Alexander & Whyte  
71 Castle Street, Forfar, DD8 3AG

[www.machardy.co.uk](http://www.machardy.co.uk)  
Tel: 01307 463593

[forfar@machardy.co.uk](mailto:forfar@machardy.co.uk)  
Fax: 01307 468507