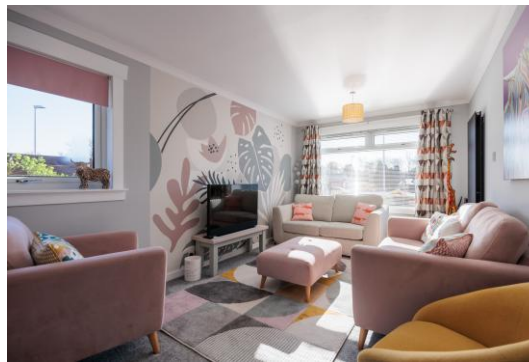




Solicitors & Estate Agents



**10 Trinity Fields Crescent,
Brechin, DD9 6YF
EPC: C**

Offers Over **£170,000**

10 Trinity Fields Crescent, Brechin

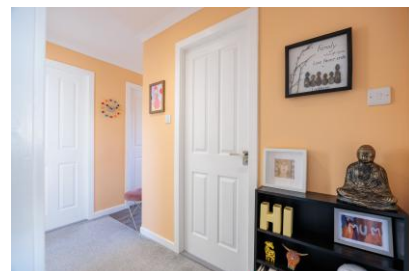
A lovely 2-bedroom Detached Bungalow

Overview

- Detached
- 2 Bedrooms
- Lounge
- Kitchen
- Shower Room
- Front & Rear Garden
- Driveway & Carport
- Gas Central Heating
- Double Glazing
- Close to local amenities



A well-presented property situated in a quiet residential area.



Set in Brechin in a quiet residential area, this well-presented detached bungalow has a modern kitchen, a lovely front facing lounge, modern shower room and 2 double bedrooms with fitted storage.

This property has a private driveway, carport and enclosed front and rear gardens whilst also benefiting from gas central heating, double glazing & smoke alarm.

Do not hesitate to arrange a viewing of this lovely home.

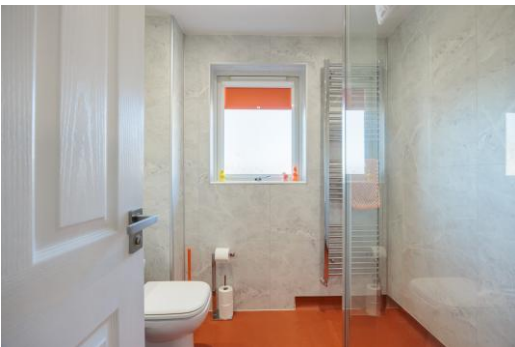


Extras

Included in the sale is an EV charger.

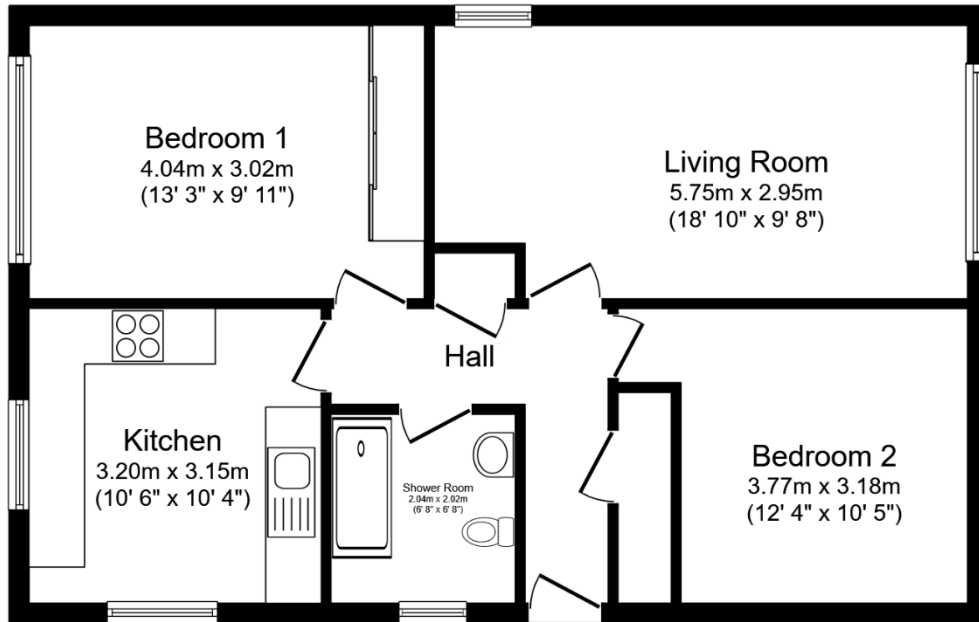
Exterior

To the front of the property there is a driveway with a carport and an enclosed rear garden mainly laid to chip stones with an array of mature shrubs and a patio area perfect for external seatings.



Directions

Use "what3words"
///oven.assembles.bluff



Floor Plan

Floor area 63.0 sq.m. (678 sq.ft.)

Total floor area: 63.0 sq.m. (678 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

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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.