



5 Cookston Crescent, Brechin, DD9 6BP

OFFERS OVER £190,000

Contact Solicitors for an
appointment to view

01382 203000

Chamber Practice 



- **WELL PRESENTED SEMI-DETACHED BUNGALOW**
- **SPACIOUS AND BRIGHT LOUNGE**
- **KITCHEN WITH AMPLE SPACE FOR DINING**
- **THREE GENEROUS DOUBLE BEDROOMS**
- **ONE ADDITIONAL SINGLE BEDROOM / HOME OFFICE**
- **FAMILY BATHROOM WITH MODERN FOUR-PIECE SUITE**
- **GARAGE WITH SEPARATE UTILITY AREA**
- **WELL MAINTAINED PRIVATE GARDENS TO FRONT AND REAR**
- **QUIET RESIDENTIAL LOCATION**
- **IDEAL FOR FAMILIES OR THOSE SEEKING SINGLE LEVEL LIVING**

The Chamber Practice are delighted to bring to market this well presented semi-detached bungalow situated in a quiet location within walking distance of local amenities including Co-op supermarket, convenience stores, take-aways and public transport links. Brechin town centre with its wide range of amenities is also within reasonable walking distance.

The property offers spacious and versatile accommodation and comprises entrance vestibule leading to a spacious hallway with connecting doors to all rooms and built in storage facilities. A bright and generously sized lounge, perfect for relaxing or entertaining guests. The well appointed kitchen/dining room provides ample space for family meals and benefits from a practical layout suited to modern living.

There are four bedrooms in total including three well-proportioned double bedrooms and a comfortable single bedroom, offering flexibility for family use, guest accommodation, or a home office. The family bathroom is fitted with a four-piece suite, including a bath and separate shower cubicle, providing both convenience and comfort.

Externally the property benefits from a monobloc driveway and garage with a separate utility area, adding valuable storage and functionality. The private gardens to the front and rear are well maintained, offering attractive outdoor space for relaxing, gardening or entertaining.

This appealing home combines space, practicality and a desirable location, making it an excellent opportunity for a wide range of buyers. Early viewing is advised to fully appreciate the accommodation on offer.

The historic Cathedral City of Brechin is situated in close proximity to the A90, and within easy commuting distance to Dundee or Aberdeen and the Angus towns of Forfar, Arbroath and Montrose.

Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin offers a wealth of amenities including primary and secondary schools, a health centre, local shops, the Brechin Community Campus at Brechin High School with football grounds and gymnasium and library.

Centrally located between the Grampian Mountains and the coast there are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside. The Attic is a popular drop in centre for local youths, making Brechin an ideal environment for a full family life.







Included in the sale are all carpets and floor coverings, window blinds and curtains, integrated gas hob, double electric oven, fridge freezer and dishwasher, garden shed and greenhouse. Some items of furniture may be included if required.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.

Chamber Practice 

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