

Shiells

Solicitors & Estate Agents



19b High Street, Brechin, DD9 6ES
EPC: D

Offers Over **£110,000**

19b High Street, Brechin, DD9 6ES

4 Bedroom 2nd & 3rd Floor Maisonette

Overview

- Maisonette
- 4 Bedrooms
- Lounge
- Modern Kitchen
- Bathroom
- Gas Central Heating
- Single Glazing
- Private parking space
- Shared garden
- Close to local schools & shops



A well-presented property situated within the town centre and offering a spacious family home.



Accommodation on 2 levels with a generously sized lounge, plenty of space for lounge furnishings, a modern dining kitchen and bathroom along with bedroom 1 which is a spacious room. Bedrooms 2,3 and 4 which are on the upper floor and are all bright rooms. There is a good size storage cupboard in the hallway perfect for storing household items and houses the gas central heating boiler.



Extras

The garden shed will be included in the sale.

Exterior

The shared garden is fenced enclosed and mainly laid to lawn. There is a private parking space at the rear of the property.



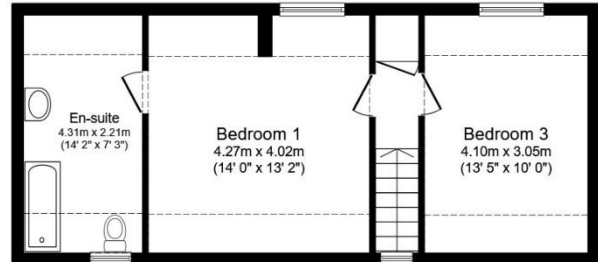
Directions

Use What3words
///rephrase.clip.stem



Ground Floor

Floor area 79.6 sq.m. (857 sq.ft.)



First Floor

Floor area 45.2 sq.m. (486 sq.ft.)

Total floor area: 124.7 sq.m. (1,343 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.