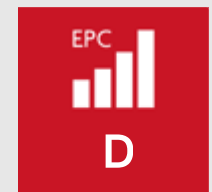
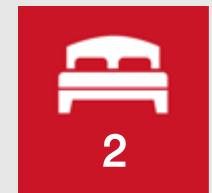
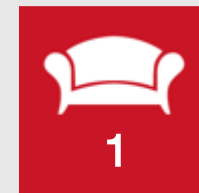




Thorntons
The right way to move

21 Provost Buchan Road,
Brechin, Angus DD9 6DD





Summary

Well-presented end-terrace villa, situated within a popular residential area of Brechin. The property offers comfortable accommodation and comprises; bright and spacious lounge, modern fitted kitchen complete with integrated oven, hob, extractor hood, microwave, fridge freezer and dishwasher, a breakfast bar dining area, utility room (with plumbing for washing machine), two well-proportioned bedrooms and a stylish four-piece bathroom suite including jacuzzi bathtub. An understairs cupboard and sizeable shelved cupboard provides excellent storage and floored attic. Externally, the property benefits from off-street parking and an enclosed rear garden, with a timber shed providing additional storage. To the front, there are flower beds and a garden store. Blinds are included in the sale.

Features

- 2 Bedroom End Terraced Villa
- Bright & Airy Lounge with full length side by side windows
- Modern Fitted Kitchen with integrated Appliances
- 2 Spacious Bedrooms with Fitted Storage
- 4 Piece Bathroom Suite
- Gas Central & Double Glazing
- Driveway, Gardens, Timber Shed, Garden Store
- Early Viewing is Highly Recommended
- Popular residential area of Brechin
- EPC D

Room Measurements

Lounge: 13'2 x 11'6 (4.01m x 3.51m)

Kitchen: 13'2 x 9'10 (4.01 x 3.01m)

Utility Room: 8'10 x 6'1 (2.70m x 1.86m)

Bedroom: 13'2 x 9'10 (4.01m x 3.01m)

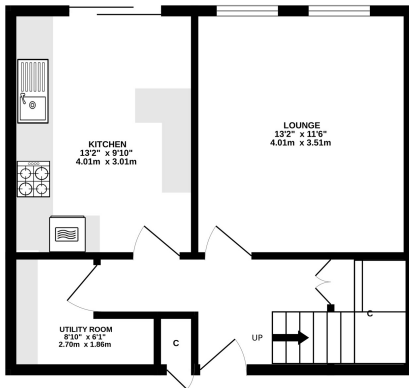
Bedroom: 13'2 x 9'10 (4.01m x 3.01m)

Bathroom: 9'10 x 6'2 (3.00m x 1.87m)

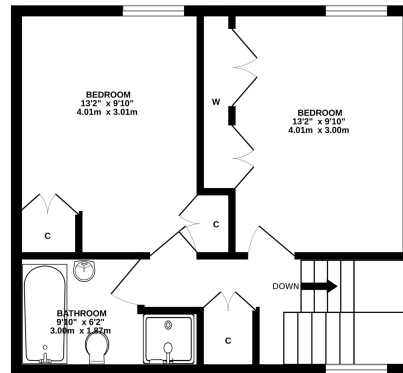


Floorplan

GROUND FLOOR



1ST FLOOR



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.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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