





Thorntons
The right way to move

12 North Esk Road, Edzell,
Brechin, Angus DD9 7TW

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Summary

Detached villa offering spacious and versatile accommodation throughout, situated within the desirable village of Edzell. The property comprises an entrance vestibule leading into a welcoming reception hallway, a bright and spacious lounge with gas fire, a modern shower room, and a generous kitchen/dining area incorporating integrated oven, hob and extractor. There are three well-proportioned bedrooms, all benefiting from fitted storage. Practical attributes include double glazing and central heating. Externally, the property benefits from front and rear gardens, a driveway, and garage.

Features

- 3 Bedroom Detached Villa
- Spacious Lounge with dual aspect windows
- Bright Kitchen / Dining Room
- Modern Shower Room
- Ample Storage Throughout
- GCH; DG; EPC - D
- Situated in the popular village of Edzell
- Front & Rear gardens, garage & driveway
- Early Viewing is Highly Recommended

Room Measurements

Lounge: 21'0 x 12'10 (6.40m x 3.90m)
Kitchen/Diner: 21'4 x 11'10 (6.50m x 3.60m)
Bedroom: 12'6 x 12'2 (3.80m x 3.70m)
Bedroom: 10'10 x 10'10 (3.30m x 3.30m)
Bedroom: 13'1 x 10'2 (4.00m x 3.10m)
Shower Room: 6'7 x 6'3 (2.00m x 1.90m)



Three-bedroom villa offering spacious and versatile accommodation throughout





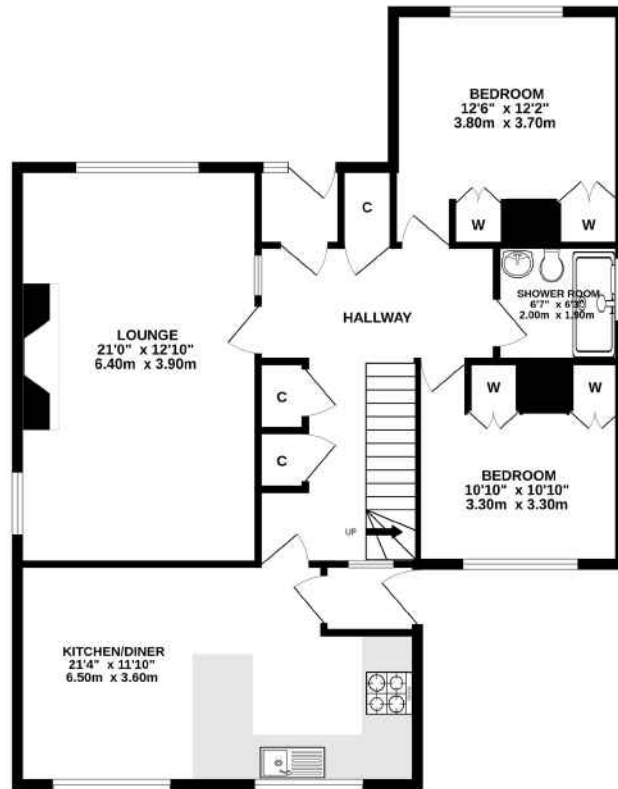


Early viewing is highly recommended.

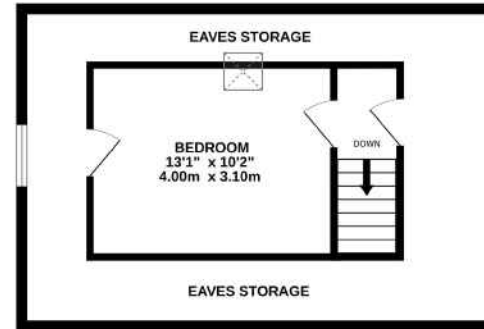


Floorplan

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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