



14 Chanonry Wynd, Brechin, DD9 6JS
OFFERS OVER £425,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



- **FULLY REFURBISHED DETACHED VILLA**
- **TRANQUIL LOCATION**
- **SOUGHT AFTER AREA**
- **SPACIOUS HALLWAY**
- **4 PUBLIC ROOMS**
- **SIZEABLE KITCHEN**
- **CLOAKROOM**
- **MASTER SUITE WITH EN SUITE BATHROOM**
- **4 FURTHER BEDROOMS**
- **FAMILY BATHROOM**
- **DG & GCH**
- **NEW BOILER**
- **PRIVATE GARDENS**
- **EXTENSIVE DRIVEWAY & INTEGRAL GARAGE**
- **ABSOLUTE MOVE IN CONDITION**

A rare opportunity to acquire this stunning, fully refurbished former Manse set within beautifully maintained gardens in the prestigious and peaceful setting of Chanonry Wynd, Brechin.

Refurbished to an extremely high standard this exquisite family home provides a luxurious blend of timeless period elegance and a wealth of charm ensuring a move in ready home of exceptional quality.

This impressive family home offers generous and flexible accommodation throughout. The ground floor comprises four elegant public rooms, all thoughtfully designed to maximise natural light and comfort, ideal for both formal entertaining and everyday living, along with a fabulous kitchen, forming the heart of the home. A cloakroom/WC, larder and integral garage, with utility area, complete the ground floor accommodation.

On the upper floor the accommodation extends to five well proportioned bedrooms, including a principal suite complete with a stylish en suite bathroom and a well appointed family bathroom serves the remaining bedrooms, all of which are presented to an impeccable standard.

Externally, the property is surrounded by beautifully landscaped gardens, offering a peaceful retreat with ample space for outdoor entertaining, relaxation, and family enjoyment. The quiet setting enhances the sense of privacy while remaining within easy reach of local amenities and transport links.

Positioned within one of Brechin's most desirable addresses, this outstanding home combines seclusion with convenience, making it a rare and compelling offering for the discerning buyer and early viewing is essential to fully appreciate the space, elegance, and lifestyle opportunity this wonderful home presents.

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 curtain poles where fitted, Aga cooker, and under counter fridge, freezer and dishwasher. Some light fittings may be negotiated separately.

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.

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