

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



36A Panmure Street, Brechin, DD9 6AP

- **Traditional Semi Detached Villa**
- **Vestibule & Reception Hallway**
- **Spacious Lounge**
- **Kitchen/Dining**
- **Bathroom**
- **Large Double Bedroom**
- **Gas Central Heating**
- **Double Glazing, EPC D**
- **Original Character & Period Features**
- **Central Location**

Offers over £95,000

This impressive traditional semi-detached Victorian villa enjoys outstanding views over the surrounding parkland and is within walking distance of all central facilities including local shops, bars, cafes, supermarkets and public transport. The Cathedral City of Brechin offers easy access to the A90 dual carriageway which connects to major routes north and south.

The property has retained much of the original character and charm and offers spacious rooms with high ceilings and bright and airy accommodation throughout. The subjects benefit from sash and case style UPVC double glazing, gas fired central heating, large dining size kitchen, electric fire, working window shutters and an excellent size double bedroom which has further potential.

Externally the property occupies a corner plot with enclosed gardens laid out to lawn with planting borders and bounded by fencing with a further paved courtyard area.

This is an excellent opportunity to obtain a traditional home of this style and location and viewing is essential to fully appreciate.

- Entrance Vestibule:** Quarry tiled floor. Double storm door with glazed panel above. Decorative opaque glazed door into reception hallway.
- Hallway:** Bright and spacious hallway with staircase to upper floor accommodation with ornate cast iron balustrade and wooden banister. Large under stair storage cupboard.
- Lounge:** Approx. 4.65m x 4.47m. An excellent size public room with dual aspect recessed double glazed sash and case style windows to front and side with views over the park. Working shutters. Shelved storage cupboard. High skirtings and cornice. Feature electric fire.





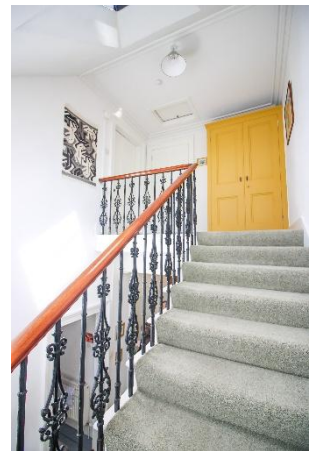
Kitchen/Dining:

Approx. 4.6m x 3.75m. Fitted with a range of floor, wall and drawer units with slot-in electric cooker and extractor hood. Ample work surfaces. Space for a large table and chairs. Plumbed for washing machine. Double glazed sash and case style window with working shutters to the courtyard to side.





Upper Floor Accommodation:



Upper Floor Landing:

Double glazed roof window providing natural light. Built-in storage cupboard. Hatch to loft space.

Bedroom:

Approx. 4.61m x 6.4m (measured into bay window). An excellent size double bedroom with double glazed bay window to front again enjoying views over the parkland. Eaves storage.





Bathroom:

Approx. 2.4m x 2.6m. Another well-proportioned room having three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower curtain. Recently installed shower. Eaves storage. Double glazed frosted window to front. Part tiled.



Outside:

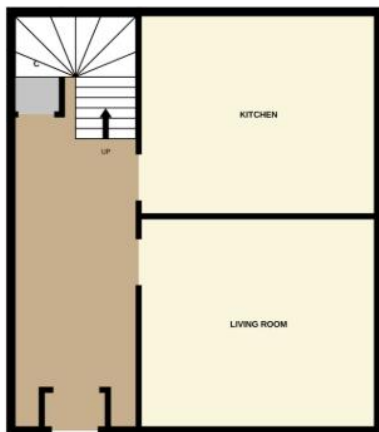
Shared driveway gives access to steps leading to an enclosed corner plot with paved courtyard screened by timber fencing. Garden has paved pathways and areas of lawn bounded by timber and wire fencing. Planting borders.





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1ST FLOOR



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