

# Shiells

Solicitors & Estate Agents



**9 Provost Road, Brechin, DD9  
6DA EPC: C**

Offers over **£95,000**

# 9 Provost Road, Brechin

2 Bedroom semi-detached house

## Overview

- Semi-detached
- 2 Bedrooms
- Lounge Dining Room
- Kitchen
- Shower Room
- Gas Central Heating & Solar Panels
- Double Glazing
- Front and Rear Gardens
- Close to local amenities



*A perfect home for first time buyers or a great buy-to-let opportunity*



This property would be a great home for first time buyers or a great buy to let opportunity. There is a spacious lounge diner with a gas fireplace, the kitchen which has side door access to the garden and a pantry style cupboard. There is two bedrooms both with built in wardrobes and a shower room.

The property benefits from loft access, which is partially floored, gas central heating, double glazing & smoke alarm.



### Extras

Included in the sale is the fridge, cooker and washing machine along with the sheds and greenhouse.

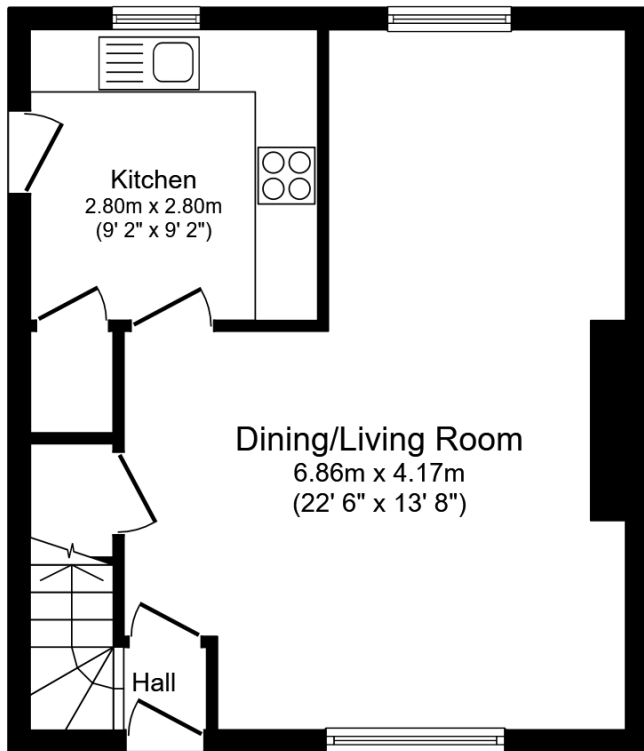
### Exterior

To the front of the property there is a gated path leading to the front door the front garden is a generous size and is enclosed. There are also two sheds and a greenhouse to the side of the property. The rear garden is mainly laid to lawn with a decking area.

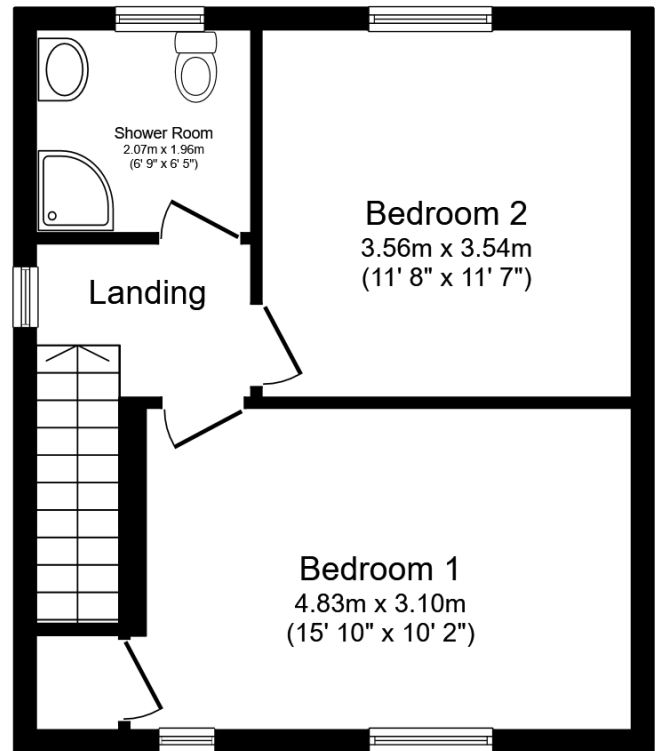


### Directions

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Ground Floor



First Floor

Total floor area: 77.2 sq.m. (831 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](http://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!

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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.