

# Shiells

Solicitors & Estate Agents



**52 Dundas Park, Brechin, DD9  
7BL EPC: C**

Offers over **£110,000**

# 52 Dundas Park, Brechin

3 Bedroom end-terrace

## Overview

- End-Terraced
- 3 Bedrooms
- Lounge
- Kitchen
- Porch
- Bathroom
- Front & Rear Garden
- Driveway
- Gas Central Heating
- Double Glazing
- Close to local schools



*A great end-terraced house in a quiet residential area.*



This lovely home has spacious lounge with patio doors leading to the rear garden, through to the kitchen which has a breakfast bar. Leading on from the kitchen into the porch which also takes you to the rear garden.

The upper floor has the bathroom and the 3 bedrooms which are spacious, bright and bedroom 3 has built in wardrobes. There are two great sized cupboards perfect for storing household items.

There is access to loft space which is floored and the property benefits from central heating, double glazing & smoke alarm.



### Extras

Included in the sale is the integrated fridge freezer, washing machine and the cooker along with the garden shed.

### Exterior

The front of the property has a generously sized driveway, with a lawn section and an array of mature shrubs.

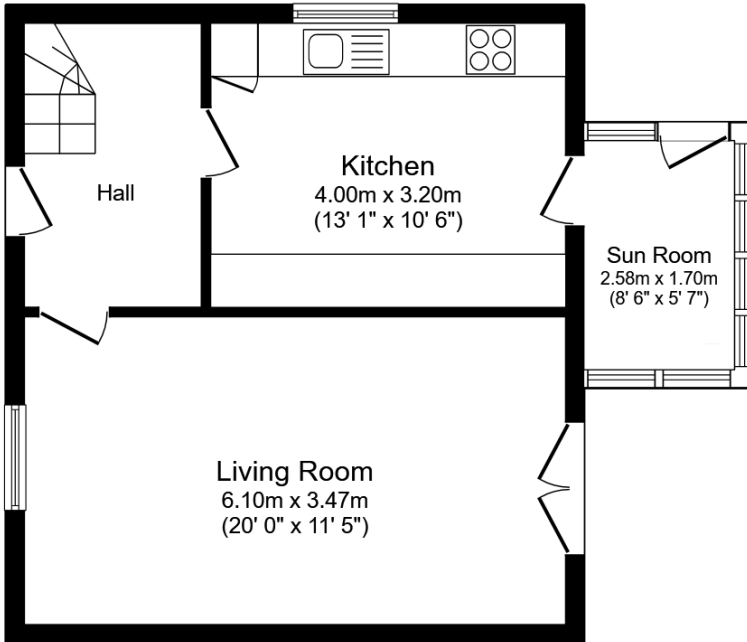
The rear garden is enclosed, paved and has a shed. There is a down path from the rear garden leading to a lawn area perfect for children and pets playing in.



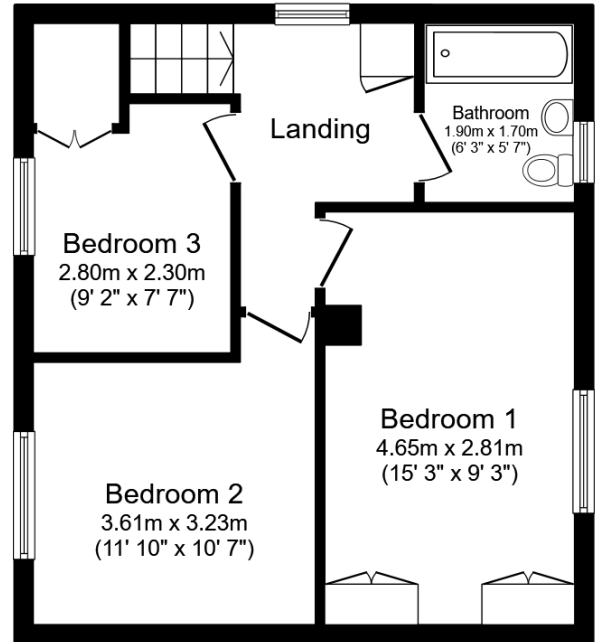
### Directions

Use what3words

///souk.lighters.bubbles



Ground Floor



First Floor

Total floor area: 87.5 sq.m. (942 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)

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