



Solicitors & Estate Agents



**3 Mountskip Crescent, Brechin,
DD9 6BX EPC: D**

Offers Over **£95,000**

3 Mountskip Crescent, Brechin

2-bedroom mid-terraced house

Overview

- Mid-Terrace
- 2 Bedrooms
- Lounge
- Kitchen
- Bathroom
- Electric storage heating
- Double Glazing
- Front & Rear Garden
- On-street Parking
- Close to local amenities



A perfect home for first time buyers.



This is a perfect home for first time buyers, it has a lovely cozy lounge with an electric fireplace, then into the kitchen which has space for appliances and rear door access to the garden. Both bedrooms are double rooms and bedroom 1 benefits from a built-in cupboard. The bathroom which has an electric shower and a under the stair's cupboard.

This property benefits from loft access which has a ladder and is partially floored. Electric storage heating, double glazing & smoke alarm.

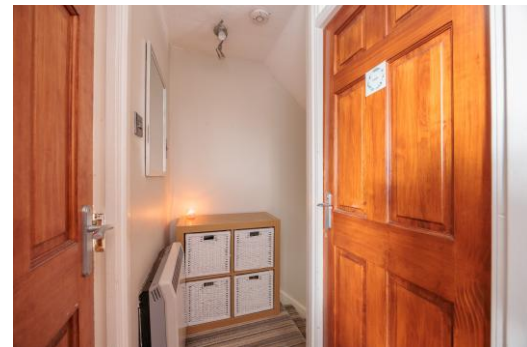


Extras

All fitted floorings and blinds will remain as part of the sale, as well as the fridge freezer.

Exterior

To the front of the property there is a mutual path leading to the front door, it is mainly laid to lawn with an array of mature shrubs. The rear garden is fence enclosed with a decking area perfect for exterior seating and is mainly laid to chip stones.



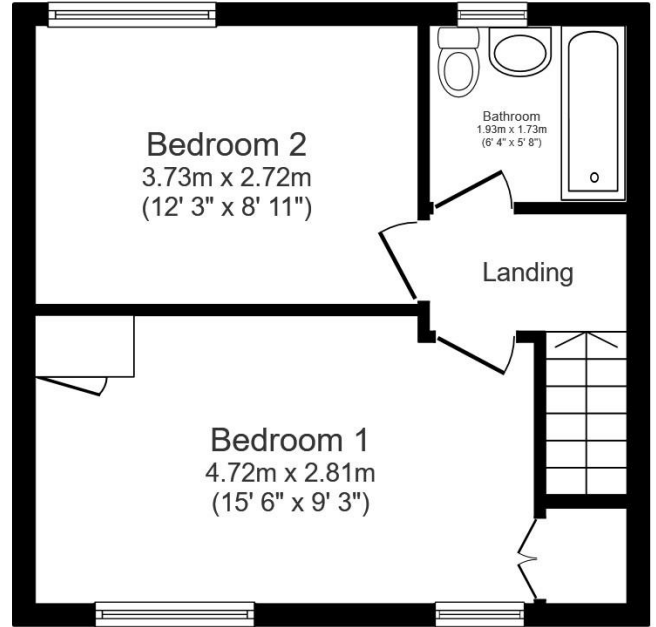
Directions

Use what3words

///pipeline.shatters.victor



Ground Floor



First Floor

Total floor area: 64.9 sq.m. (698 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

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!

Tel: 01356 622 171



31a St David Street, Brechin, Angus DD9 6EG



Phone: 01356 622 171 Email: property@shiells-law.co.uk

www.shiellslaw.co.uk

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.