

# Shiells

Solicitors & Estate Agents



**3 Eddie Avenue, Brechin, DD9  
6YE EPC: C**

Offers Over **£170,000**

# 3 Eddie Avenue, Brechin

2 Bedroom Detached Bungalow

## Overview

- Detached
- 2 Bedrooms
- Dining Kitchen
- Lounge
- Shower Room
- Front & Rear Garden
- Private Driveway
- Gas Central Heating
- Double Glazing
- Close to local amenities



*A modern and well-presented property, perfect for first time buyers or for the elderly*



This detached bungalow has a spacious front facing lounge with an electric fireplace, a modern dining kitchen which has side door access to the rear garden and space for all appliances. There is a modern shower room and 2 double bedrooms with built in wardrobes along with a built-in storage cupboard in the hallway which is perfect for storing household items and houses the gas central heating boiler.

This property benefits from double glazing, gas central heating, partially floored loft space with ladder and it is close to all local amenities.



### **Extras**

*Included as part of the sale is all fitted floorings, light fittings and the garden shed will remain.*

### **Exterior**

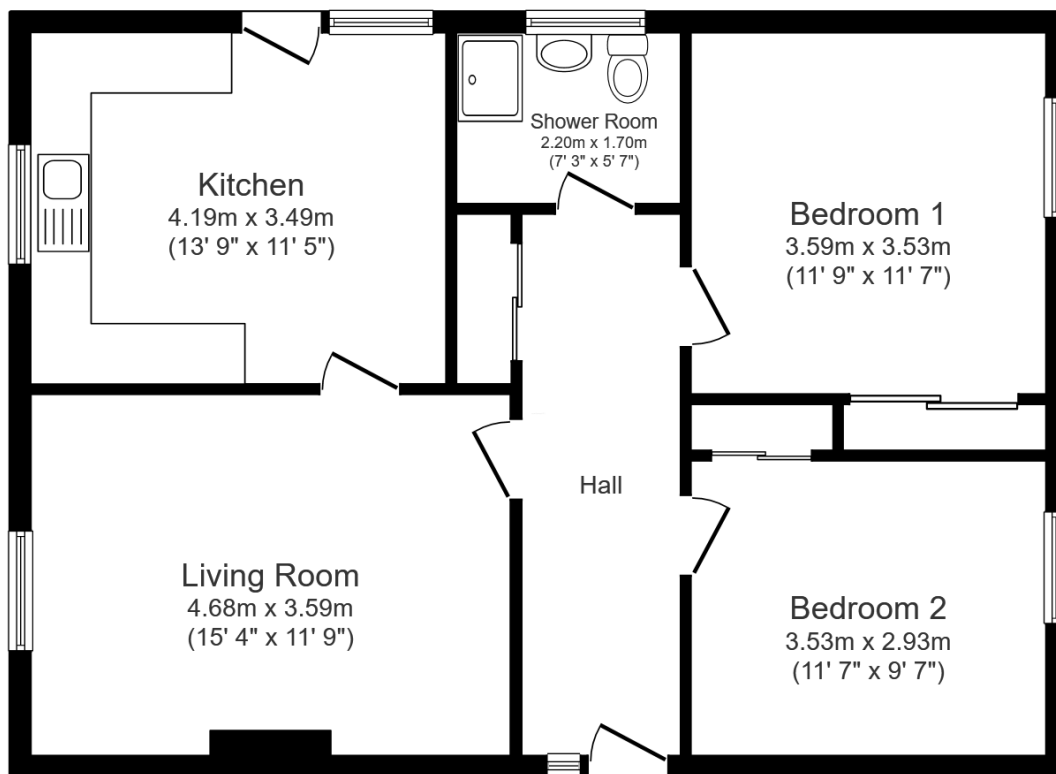
*To the front of the property there is a monoblock driveway, leading through a gate to the rear garden, which is fully enclosed, mainly laid to chip stones with a garden shed and ramp access from each door.*



### **Directions**

What3words

[///fishnet.silly.matter](https://www.what3words.com/#!/fishnet.silly.matter)



Floor Plan

Total floor area: 72.4 sq.m. (780 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.