



Solicitors & Estate Agents



**44 Gellatly Place, Brechin, DD9
6BS EPC: C**

Offers Over **£150,000**

44 Gellatly Place, Brechin

2 Bedroom Semi-Detached Bungalow

Overview

- Semi-Detached
- 2 Bedrooms
- Lounge
- Dining Kitchen
- Conservatory
- Bathroom
- Gas Central Heating
- Double Glazing
- Rear Garden
- Driveway and Garage
- Close to local amenities



A well-presented and lovely property situated in a sought-after cul-de-sac in Brechin.



This lovely home has a spacious lounge with a picture window bringing in ample light and an electric fireplace. Through to the dining kitchen which has a fridge and washing machine under separate negotiation. From the kitchen through to the conservatory which has rear door access to the garden. There is a bathroom, two double bedrooms with built in wardrobes and 3 storage cupboards, perfect for storing household items.

This property benefits from loft space, which is floored, gas central heating, double glazing & smoke alarm.



Extras

All fitted flooring, light fittings, blinds and curtains will remain as part of the sale.

Exterior

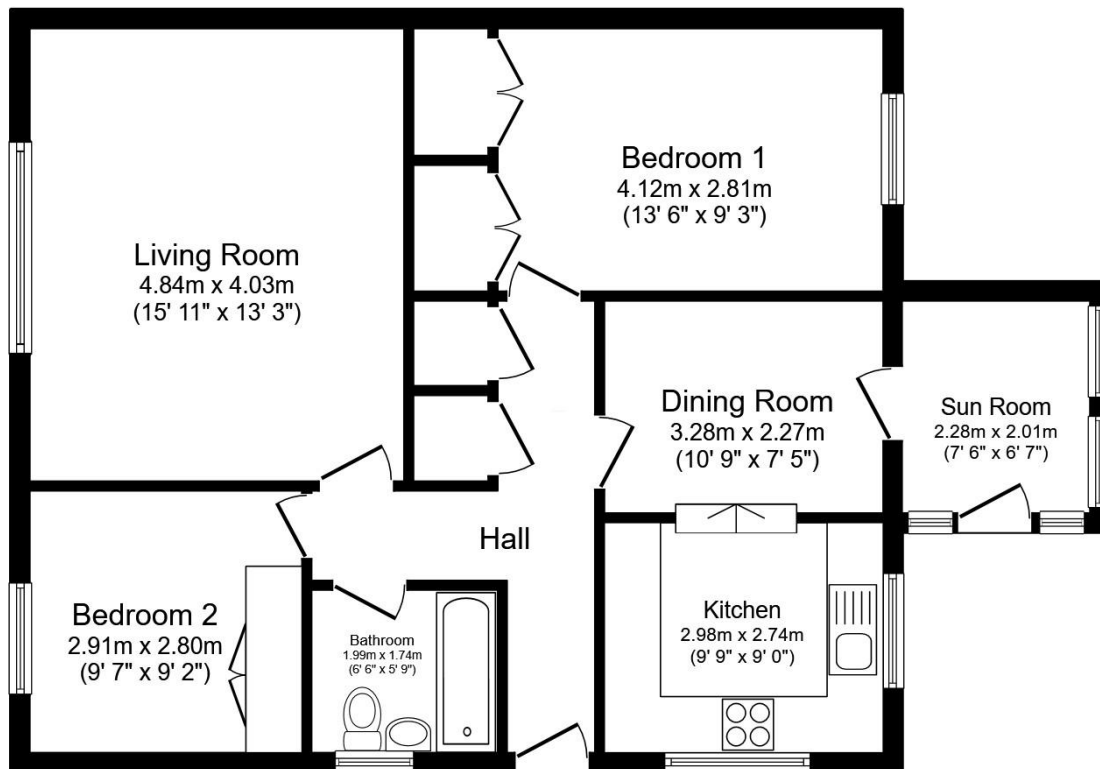
To the front of the property there is a great sized driveway and single garage which also leads on to a room used as a utility room. The rear garden is enclosed and mainly laid to lawn with an array of mature shrubs.



Directions

Use what3words

///drawn.claim.require



Floor Plan

Total floor area: 75.6 sq.m. (814 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

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