



51 Airlie Street, Brechin, Angus
DD9 6JX





Summary

Traditional detached bungalow offers spacious, well-proportioned accommodation and presents an excellent opportunity for buyers seeking a home with excellent potential for upgrading and modernisation. The accommodation comprises: entrance hall, bright and generously proportioned lounge with doors opening onto the rear garden, fitted kitchen with adjoining utility room and pantry, three well-sized bedrooms, and a shower room. The property enjoys the advantages of gas central heating, double glazing and excellent storage throughout. Externally, the property occupies an attractive plot with well-maintained gardens to the front and rear, a driveway providing off-street parking, and a garage.

Features

- Detached 3 bedroom Bungalow
- Lounge With Doors To Garden
- Kitchen, Utility Room & Pantry
- Modern Shower Room
- Ample Storage Throughout
- Front & Rear Gardens, Driveway; Garage
- GCH; DG; EPC - D
- Desirable area of Brechin
- Early Viewing is Highly Recommended
- Requires An Element of Upgrading & Modernisation

Room Measurements

Lounge: 16'9 x 12'2 (5.10m x 3.70m)

Kitchen: 14'1 x 12'2 (4.30m x 3.70m)

Utility Room: 8'2 x 6'11 (2.50m x 2.10m)

Bedroom: 14'1 x 11'10 (4.30m x 3.60m)

Bedroom: 11'10 x 9'10 (3.60m x 3.00m)

Bedroom: 11'2 x 10'6 (3.40m x 3.20m)

Shower Room: 8'2 x 6'11 (2.50m x 2.10m)



Situated within one of Brechin's most sought-after residential locations, this property offers spacious, well-proportioned accommodation and presents an excellent opportunity for buyers seeking a home with excellent potential for upgrading and modernisation.





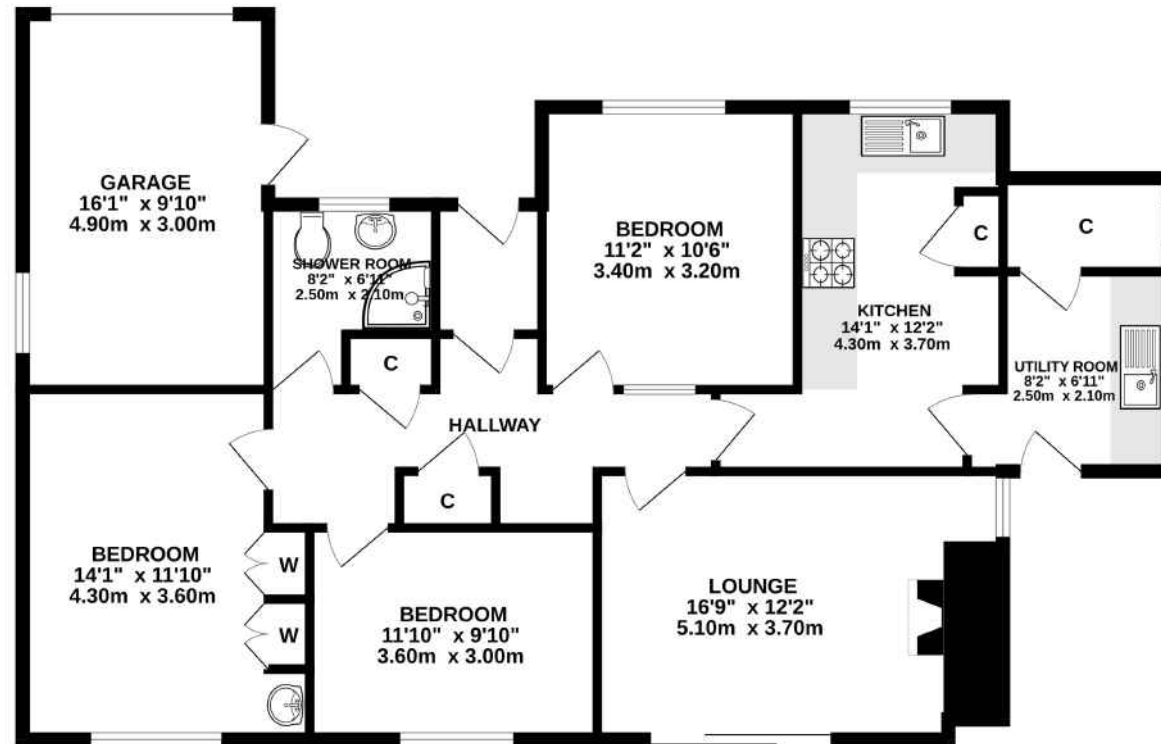


The property provides the perfect opportunity to create
a superb family home tailored to individual tastes.



Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons

The right way to move



Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10
3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath,
DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19
2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore,
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2
0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott
Drive, Inverness, IV2 3BW
01463 383977
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS