



23 Mountskip Crescent, Brechin, DD9 6BX
Offers Over £80,000

Contact Solicitors for an
appointment to view
01382 203000

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- FORMER THREE BEDROOM MID-TERRACED VILLA, CURRENTLY CONFIGURED AS A TWO BEDROOM PROPERTY
- EASILY CONVERTED BACK TO A THREE BEDROOM LAYOUT
- EXCELLENT RENOVATION OPPORTUNITY
- SPACIOUS LOUNGE
- SEPARATE DINING ROOM
- GENEROUS DINING KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING TO THE GROUND FLOOR
- ELECTRIC PANEL HEATERS TO THE FIRST FLOOR BEDROOMS
- PRIVATE FRONT AND REAR GARDENS
- ON STREET PARKING
- POPULAR LOCATION CLOSE TO MANY AMENITIES

Offering an excellent opportunity for those looking to create a home tailored to their own tastes, this former three bedroom mid-terraced villa has been reconfigured to provide spacious two bedroom accommodation but could easily be converted back to its original three bedroom layout if desired.

Although the property now requires complete modernisation throughout, it offers fantastic potential for first-time buyers, investors or developers seeking a rewarding renovation project.

The ground floor comprises a welcoming entrance hallway, a bright lounge, separate dining room and a generous dining kitchen with ample space for family meals. Upstairs there are two well-proportioned double bedrooms and a family bathroom.

The property benefits from double glazing throughout, gas central heating serving the ground floor and electric panel heaters in both bedrooms.

Externally there are private gardens to both the front and rear, offering plenty of scope for landscaping and outdoor enjoyment, while on street parking is readily available.

Situated within a well-established residential area of Brechin, the property is conveniently located close to local amenities, schools and transport links, making it an ideal purchase for those looking to add value and create a wonderful home.



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The historic Cathedral City of Brechin is situated in close proximity to the A90, and within easy commuting distance to Dundee or Aberdeen and the Angus towns of Forfar, Arbroath and Montrose.

Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin offers a wealth of amenities including primary and secondary schools, a health centre, local shops, the Brechin Community Campus at Brechin High School with football grounds and gymnasium and library.

Centrally located between the Grampian Mountains and the coast there are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside. The Attic is a popular drop in centre for local youths, making Brechin an ideal environment for a full family life.

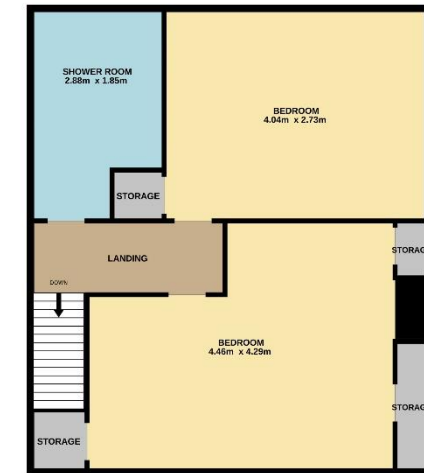




GROUND FLOOR



1ST 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.
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