



18a Castle Street, Brechin,
Angus DD9 6JU





Summary

Attractive detached bungalow, situated within a desirable residential area of Brechin, offers spacious, well-proportioned accommodation and comprises: entrance vestibule, hallway, comfortable lounge featuring an attractive fireplace, bright and spacious dining room, fitted kitchen incorporating a range of integrated appliances, three bedrooms and modern shower room fitted with a contemporary walk-in shower. The property further benefits from gas central heating and double glazing throughout. Externally, the property is set within generous wraparound gardens which include garden stores and a timber shed together with a driveway.

Features

- 3 Bedroom Detached Bungalow
- Popular Residential Area of Brechin
- Lounge with feature fireplace
- Dining Room with dual aspect windows
- Fitted Kitchen with Integrated Appliances
- Modern Shower Room with Walk In Shower
- GCH; DG; EPC - C
- Wraparound gardens
- Private driveway for off-street parking
- Early Viewing is Highly Recommended

Room Measurements

Lounge: 15'5 x 15'1 (4.70m x 4.60m)
 Kitchen: 10'10 x 10'6 (3.30m x 3.20m)
 Dining Room: 13'1 x 10'10 (4.00m x 3.30m)
 Bedroom: 12'10 x 9'2 (3.90m x 2.80m)
 Bedroom: 10'10 x 10'6 (3.30m x 3.20m)
 Bedroom: 11'2 x 11'2 (3.40m x 3.40m)
 Shower Room: 7'3 x 6'11 (2.20m x 2.10m)



Ideally suited to a variety of purchasers, including families, downsizers and those seeking single-level living.





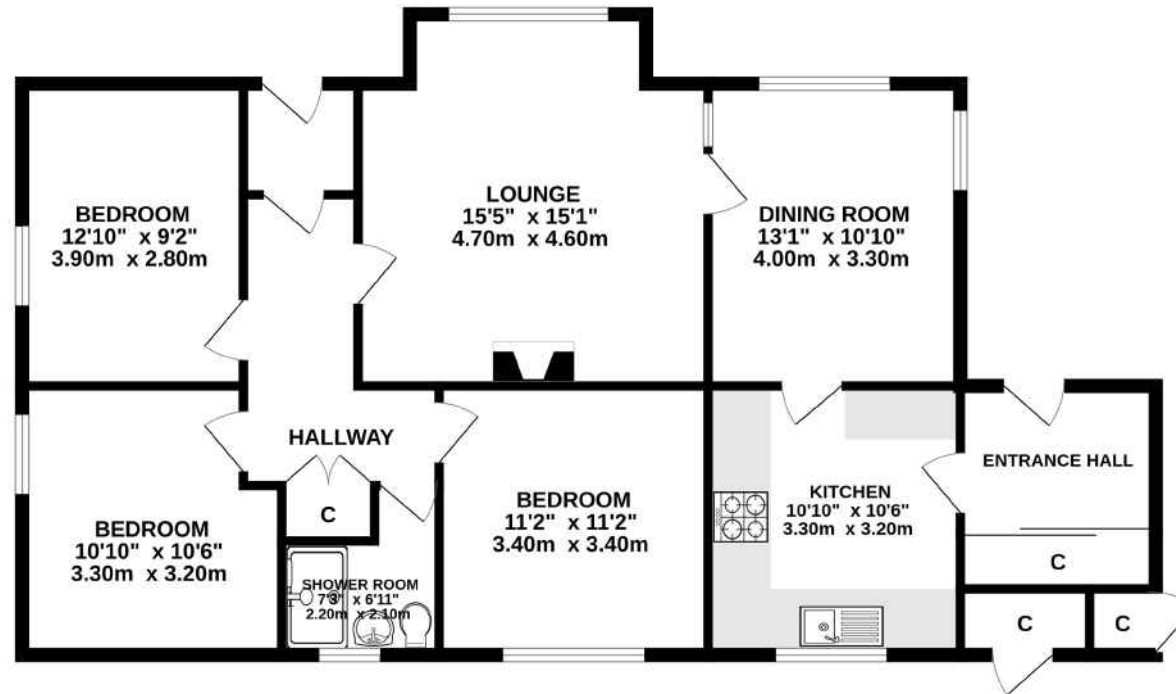


The property enjoys easy access to Brechin's local amenities, services and transport links.



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.
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