



Solicitors & Estate Agents



**14 Smalls Square, Brechin, DD9
7EH EPC: C**

Offers Over **£95,000**

14 Smalls Square, Brechin

2 Bedroom Terraced House

Overview

- Mid-Terrace
- 2 Bedrooms
- Lounge
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Driveway and Rear Garden
- Close to local schools, shops & bus links



Upgraded and modernised 2-bedroom mid-terrace house.



Do not hesitate to view this lovely property which has been upgraded. The front door opens to the entrance vestibule which has plenty of space for storing coats and shoes. Then through to the lounge which has a front facing window bringing ample light into the room. The modern kitchen is a great size with space for appliances and rear door access out to the garden. There is two great sized double bedrooms both benefiting from built in storage and a modern bathroom. This property benefits from gas central heating, double glazing, smoke alarms and close to local amenities.

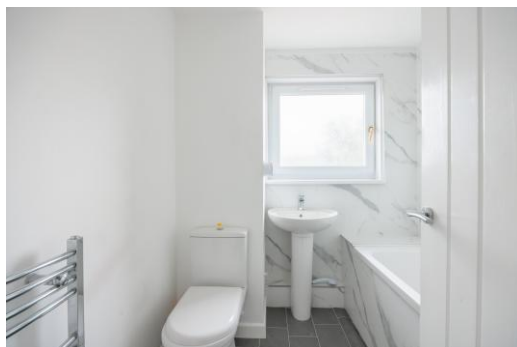


Extras

All fitted floorings and light fittings will remain as part of the sale.

Exterior

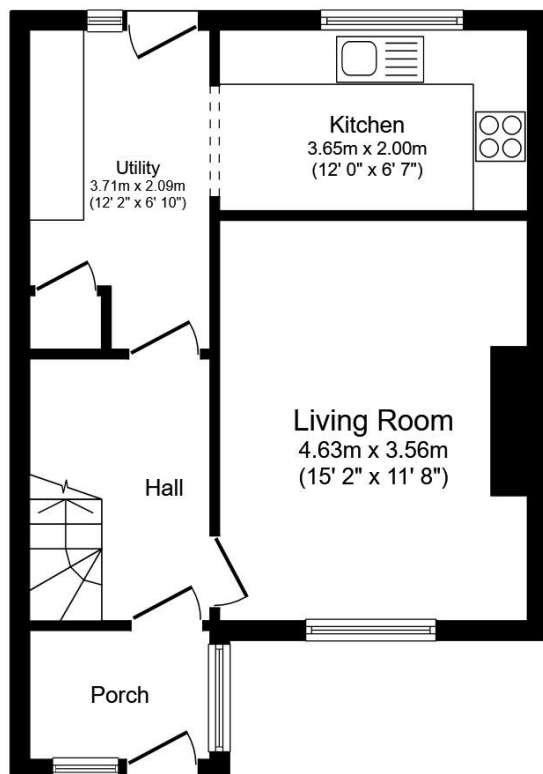
To the front of the property there is a private driveway suitable for one car and a pathway leading to the front door. The rear garden is low maintenance as it is mainly laid to chip stones and fence enclosed.



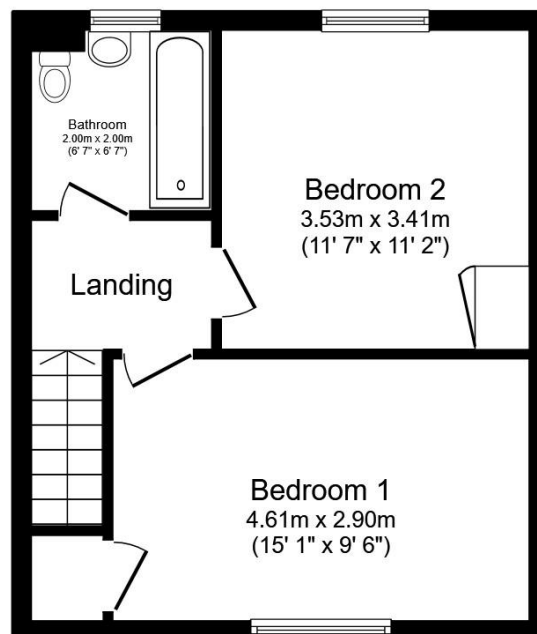
Directions

Use what3words

///guitar.error.engraving



Ground Floor



First Floor

Total floor area: 75.0 sq.m. (807 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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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.