



McEwan Fraser Legal

Solicitors & Estate Agents

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Ruxlea

VICTORIA PLACE, BRECHIN, ANGUS, DD9 7BH



BRECHIN

ANGUS, DD9 7BH

Set within the heart of Angus in the north-east of Scotland, the cathedral town of Brechin is situated on the banks of the South Esk River and once a city, its lovely cathedral stands central to the town boasting its classic 11th-century tower, a superb visitor attraction. Brechin Castle Garden Centre is a great attraction and it also incorporates a play-park and nature trail.

The Caledonian Railway is also an attraction, a steam locomotive that runs during peak summer times between the Victorian Brechin Station and the nearby Bridge of Dun on the outskirts of Montrose.

The town has its own Scottish League Football team, namely Brechin City Football Club. Primary and secondary schooling is available in the area, and in the centre, there is a range of diverse shopping opportunities and a public library. The area is set within easy reach of the neighbouring Angus towns of Forfar, Kirriemuir, Arbroath and Montrose and also within easy commuting distance of both Dundee and Aberdeen including airport and rail travel.



Ruxlea

VICTORIA PLACE, BRECHIN

We are delighted to offer onto the market this three bedroom semi detached villa.

The accommodation consists of a bright and spacious formal lounge with bay window and feature fireplace. The second reception could be used as a dining area/sitting room/family room, which leads into the kitchen which is equipped with wall and base units and integrated appliances. The downstairs accommodation also benefits from a WC.

Upstairs, the bathroom comprises of a bath, separate shower cubicle, WC, basin and vanity units. The master bedroom overlooks the front of the property with built-in wardrobes. The second and third bedroom both benefit from built-in wardrobes.

Externally, the rear garden is slabbed to provide a patio area for outdoor summer dining.

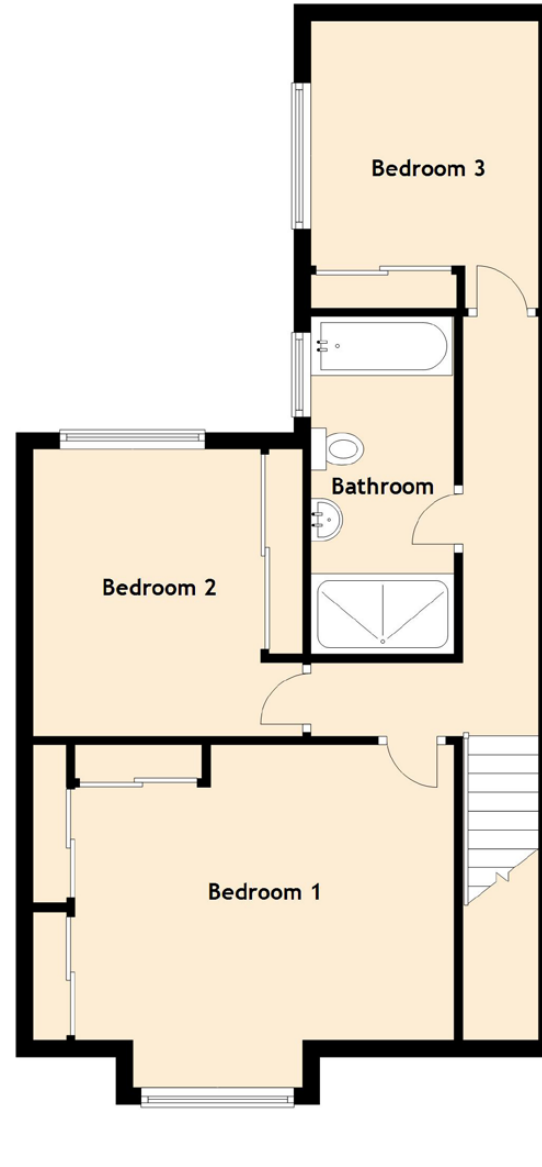
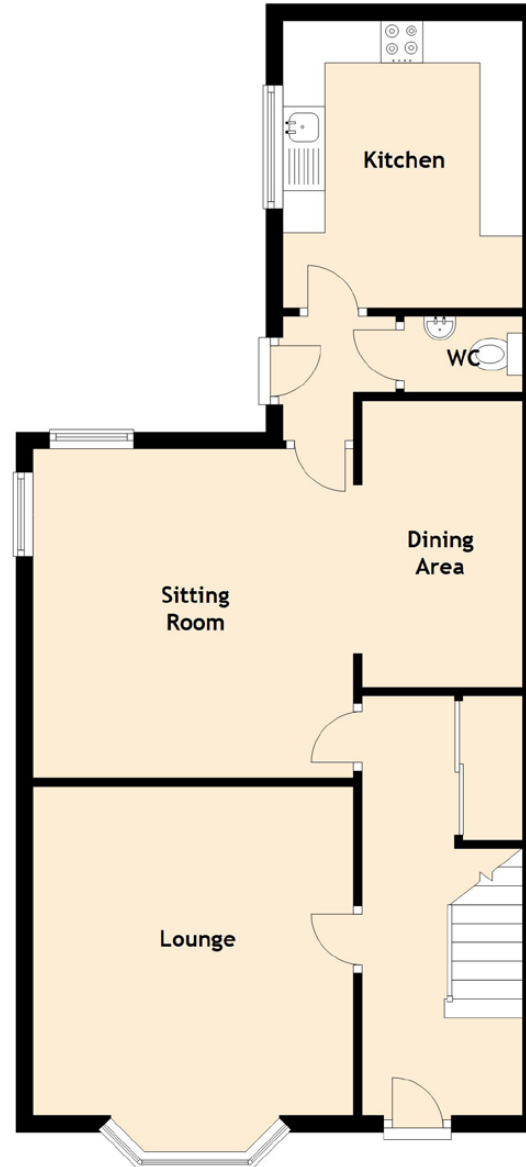
The property has immense character and many unique features throughout. McEwan Fraser Legal highly recommend early viewing to appreciate the accommodation and location of the property.





Specifications

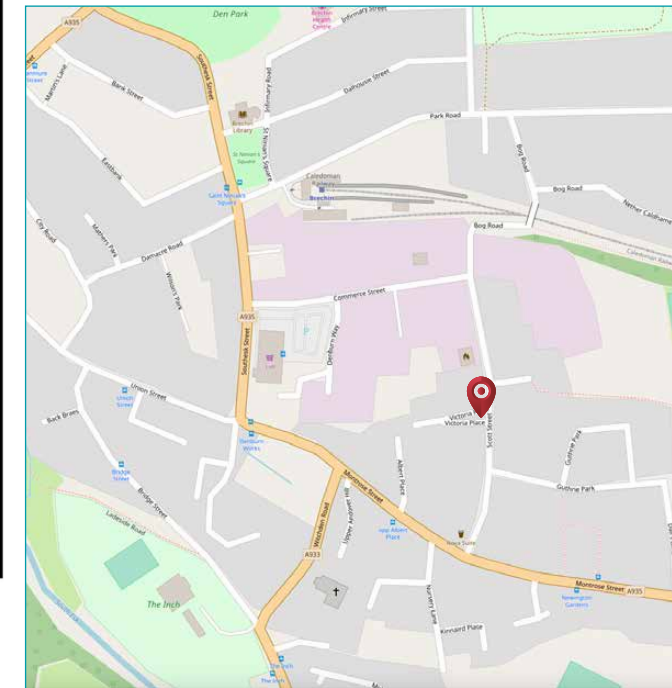
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.90m (12'10") x 3.80m (12'6")
Sitting Room	3.90m (12'10") x 3.80m (12'6")
Dining Area	3.40m (11'2") x 1.90m (6'3")
Kitchen	3.40m (11'2") x 2.60m (8'6")
Bedroom 1	5.00m (16'5") x 3.50m (11'6")
Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bedroom 3	3.40m (11'2") x 2.70m (8'10")
Bathroom	4.00m (13'1") x 1.70m (5'7")
WC	1.40m (4'7") x 0.90m (2'11")

Gross internal floor area (m²): 109m² | EPC Rating: D





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Text and description
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