



8 BEAREHILL GARDENS BRECHIN, ANGUS

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.

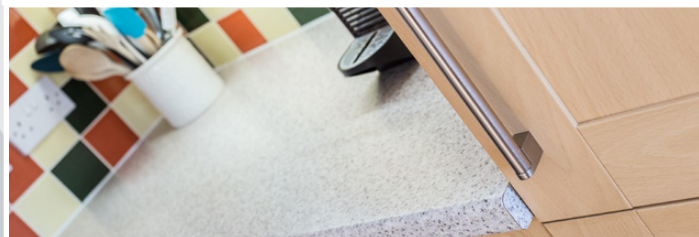
Brechin Castle Garden Centre is a great attraction and it also incorporates a playpark and nature trail.

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.

The Surrounding Countryside, The Mechanics Institute, Brechin's Visitor's Centre & The Town Centre





We are delighted to offer onto the market this four bedroom detached bungalow. The property is situated within a popular residential area suitably positioned for local schooling, shopping and various local amenities.

Walk into the property through the front door into the entrance hall. This L-shaped area leads to all rooms and benefits from two large storage cupboards, one of which houses the hot water tank. This particular property features a generously proportioned front facing lounge. The large kitchen/dining incorporates the sun lounge and would be suitable for family living. The sun lounge could be used as a family room/playroom. There is a separate utility room which provides access to the rear of the property. The main bedroom benefits from built-in wardrobes and an en-suite shower room. The second bedroom is a single with a fitted wardrobe and could also be used as a study. The third bedroom is a double and the large fourth bedroom would make a suitable guest bedroom with built in wardrobes. There is potential to convert the outdoor storeroom into an en-suite for the fourth bedroom.

The property benefits from gas central heating and double glazing.

Externally there is a single garage with electric door and security lighting. There is a stone-built outbuilding which is used as storage. This building is considered to be listed. The beautifully presented decking/patio area would be suitable for outdoor summer dining. There is an additional store room which could be converted into a study/en-suite.



PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

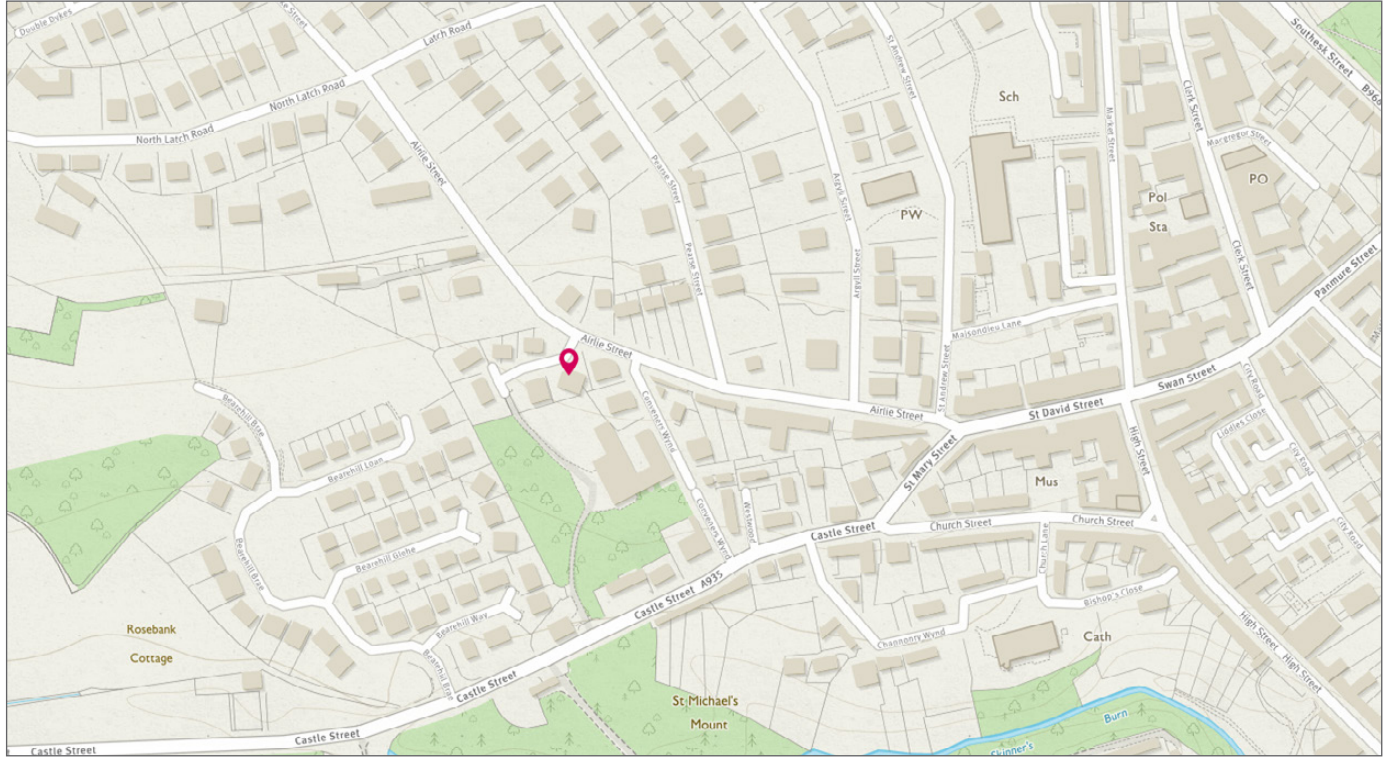
Lounge	4.60m (15'1") x 4.50m (14'9")
Kitchen	4.90m (16'1") x 4.50m (14'9")
Bedroom 1	3.60m (11'10") x 3.50m (11'6")
En-suite	3.50m (11'6") x 1.60m (5'3")
Bedroom 2	3.40m (11'2") x 2.40m (7'10")
Bedroom 3	3.40m (11'2") x 3.00m (9'10")
Bedroom 4	4.29m (14'1") x 4.10m (13'5")
Bathroom	3.50m (11'6") x 1.70m (5'7")
Utility Room	2.40m (7'10") x 1.60m (5'3")
Sun Lounge	3.20m (10'6") x 3.10m (10'2")
Outbuilding	3.70m (12'2") x 3.70m (12'2")
Garage	5.70m (18'8") x 3.10m (10'2")

Gross internal floor area (m²) 142m²

EPC Rating C

Extras (Included in the sale):

Floor coverings, blinds, fitted appliances
and light fittings.



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