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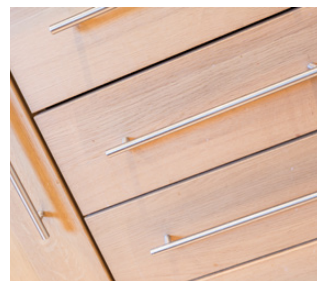
12 Bearehill Loan

BRECHIN, ANGUS, DD9 6XG



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. Its lovely cathedral stands central to the town boasting its classic eleventh century tower, a superb visitor attraction. Originally a Pictish area, the fascinating historical stories of the area unfold within the park at Brechin Castle Centre, which 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. Both 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 (with rail links to Aberdeen and Dundee) and also within easy commuting distance of both Dundee and Aberdeen including airport and rail travel.





Part Exchange available. We are delighted to offer onto the market this spacious, detached family bungalow with three double bedrooms (one currently used as large study) and one generous single room, situated in this new development in a quiet cul-de-sac, within easy walking distance of Brechin. It is set back away from the road with ample parking and positioned in a generous plot. From the driveway there is a ramp up to the front door which leads into the entrance vestibule. This then leads into the reception hall or third reception room which is very spacious and offers views and access into the garden with access to the remainder of the bungalow. There is a two-piece cloakroom on the left with views to the front. The dining room is next which enjoys views to the front and could be knocked through to the kitchen to make an impressive open plan room. The kitchen has a comprehensive range of eye and base level units with roll top work surfaces incorporating double stainless steel sink unit with mixer tap and drainer. Built in appliances include a double oven, four-ring gas hob with extractor fan above, built-in dishwasher and built-in fridge. There is space for a table and chairs with views to the rear and access to the utility room. The utility room has fitted cupboards, space and plumbing for washing machine and tumble dryer and access to the attached garage with a powered up over-door, light and power. The living room is a generous size with a bay window and double aspect offering views over the gardens. At the other end of the bungalow are the three double bedrooms and one generous single all with fitted wardrobes. In the corridor is an airing cupboard with shelf space. The master has an en-suite three-piece shower room with a rear aspect and there is a family four-piece bathroom suite with a front aspect. Outside you have a mono-block driveway offering ample off-street parking and leading to the garage. To the rear is a beautiful garden with a slight slope down laid to lawn with feature bed filled with hardy rhododendrons and heathers in the middle and patio immediately behind the property with pathway leading around the property. To the other side is a wild garden designed by the owners to attract wildlife. The whole of the back garden is enclosed by low level fencing facing due south offering a great sun trap.

BEDROOM 1



BEDROOM 2



BEDROOM 3 & 4



BATHROOM & WC



FLOOR PLAN



Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 4.00m (13'1")
Kitchen	4.27m (14') x 1.47m (4'10")
Reception Hall	3.70m (12'2") x 3.20m (10'6")
Dining Room	3.80m (12'6") x 3.20m (10'6")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")
Bedroom 2/Office	2.60m (8'6") x 4.20m (6'7")
Bedroom 3	3.10m (10'2") x 2.60m (8'6")
Bedroom 4	3.10m (10'2") x 2.20m (7'3")
Bathroom	3.20m (10'6") x 1.70m (5'7")
Utility	1.60m (6'9") x 2.00m (6'7")
Porch	1.70m (5'7") x 1.30m (4'3")
WC	1.70m (5'7") x 1.40m (4'7")
Garage	5.70m (18'8") x 5.60m (18'4")

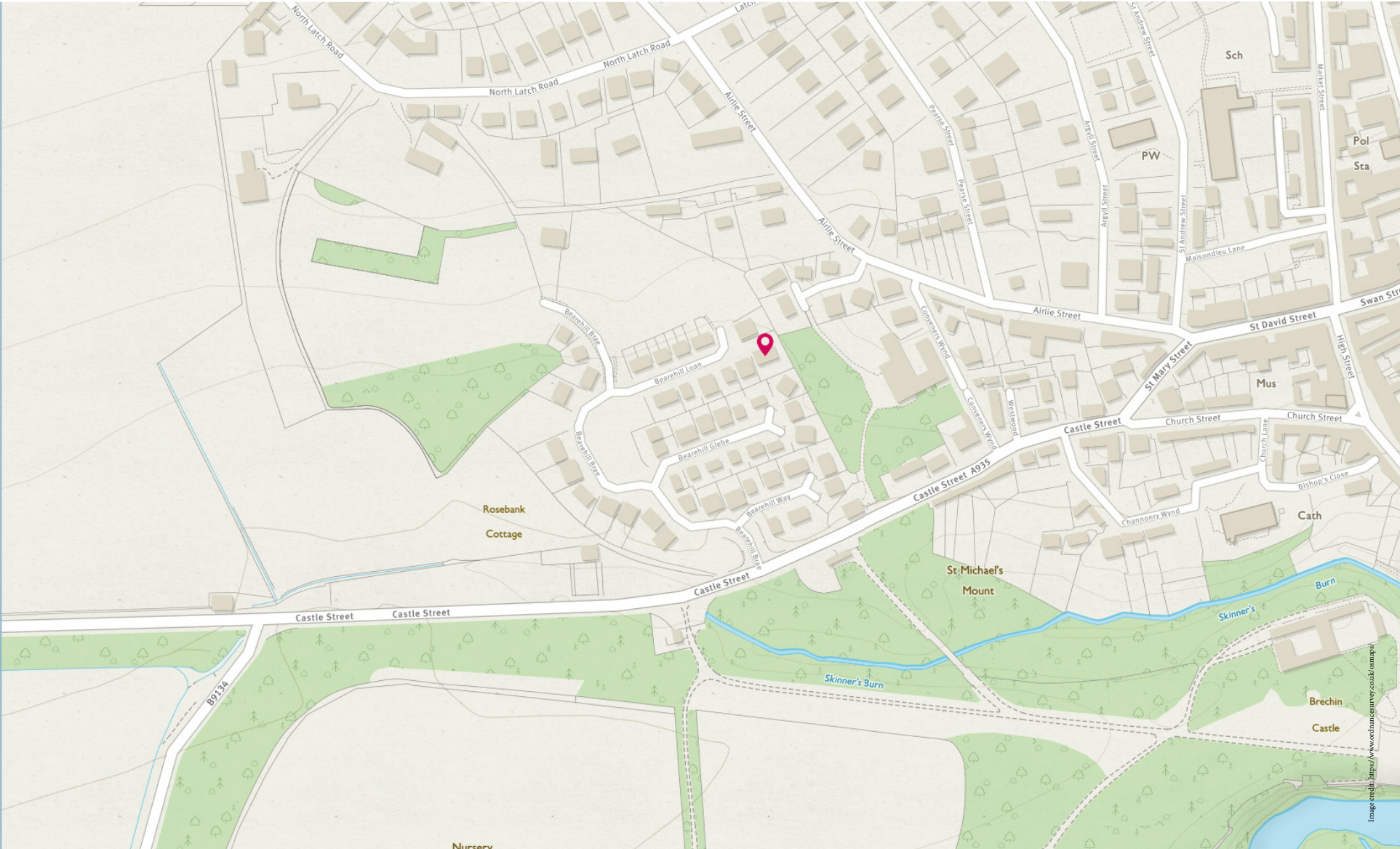
Gross internal floor area (m²) - 135 m²

EPC Rating - C

Extras
(Included in the sale)

Floor coverings, blinds
and fitted appliances are
included within the sale.

PROPERTY LOCATION





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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



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