



  
**McEwan Fraser Legal**

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**47 Drumachlie Loan**

BRECHIN, ANGUS, DD9 7BN

# 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.

Originally a Pictish area, the history surrounding the town centre comes to life within the Pictavia Visitor Centre where fascinating historical stories unfold, all set within the park at Brechin Castle, which also incorporates a playpark and nature trail.

The Caledonian Railway is also an attraction, there is 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, Brechin City Football Club. Both primary and secondary schooling are 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 is also within easy commuting distance of both Dundee and Aberdeen including airport and rail travel.



Number 47 is a family sized three bedroom home with good sized gardens and a lovely outlook over open countryside.

The lounge diner runs from the back to the front of the house with windows each side and glazed panel doors to let the light in. The kitchen provides the space for all the equipment a family needs, and a door from here opens to the back gardens where there is a small summer house. If watching the kids in the back garden is too much for you then take your coffee to the front garden where you can see the world over hedges and fields.

Three double bedrooms are located on the upper floor as is the family bathroom.

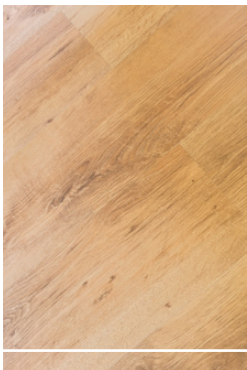
Overall, good proportions and nice size plot with lovely open views.



*Lounge and Kitchen*



## Bedrooms and Bathroom



# Property Specifications

*Approximate Dimensions  
(Taken from the widest point)*

|           |                               |
|-----------|-------------------------------|
| Lounge    | 6.00m (19'8") x 3.50m (11'6") |
| Kitchen   | 4.00m (13'1") x 3.10m (10'2") |
| Bedroom 1 | 4.80m (15'9") x 2.70m (8'10") |
| Bedroom 2 | 3.70m (12'2") x 3.20m (10'6") |
| Bedroom 3 | 2.90m (9'6") x 2.30m (7'7")   |
| Bathroom  | 2.00m (6'7") x 1.70m (5'7")   |

*Gross internal floor area (m<sup>2</sup>)*

87m<sup>2</sup>

*EPC Rating*

E

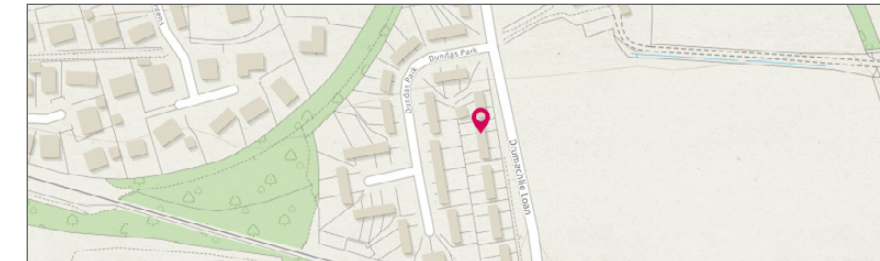
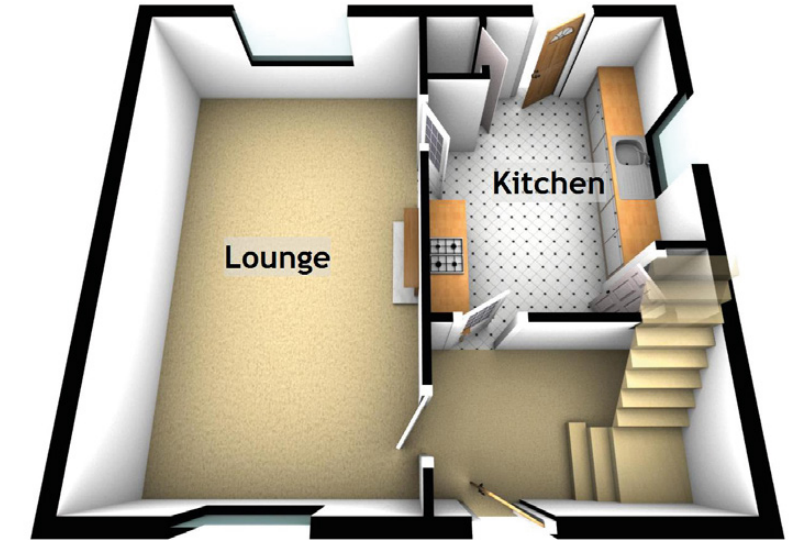
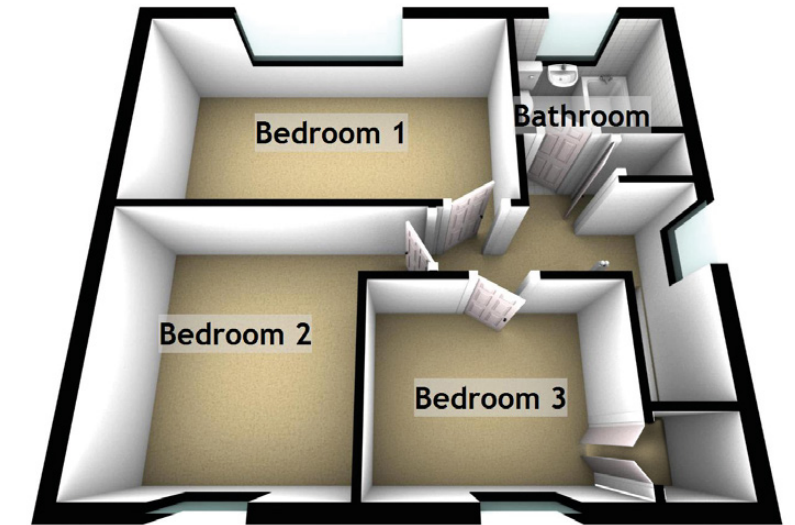


Image credit: <https://www.ordnancesurvey.co.uk/maps/>



Ground Floor



First Floor



  
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Part  
Exchange  
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