

Completely renovated three bedroom split level flat with bathroom and shower room

Move in condition with parking and garage



14a Dalhousie Street

Brechin, Angus, DD9 7BB



Scan Here!



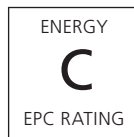
3 BED



2 BATH



LOCAL
AMENITIES



ENERGY

C

EPC RATING

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 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. Both primary and secondary schooling are available in the area and in the centre there are 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.



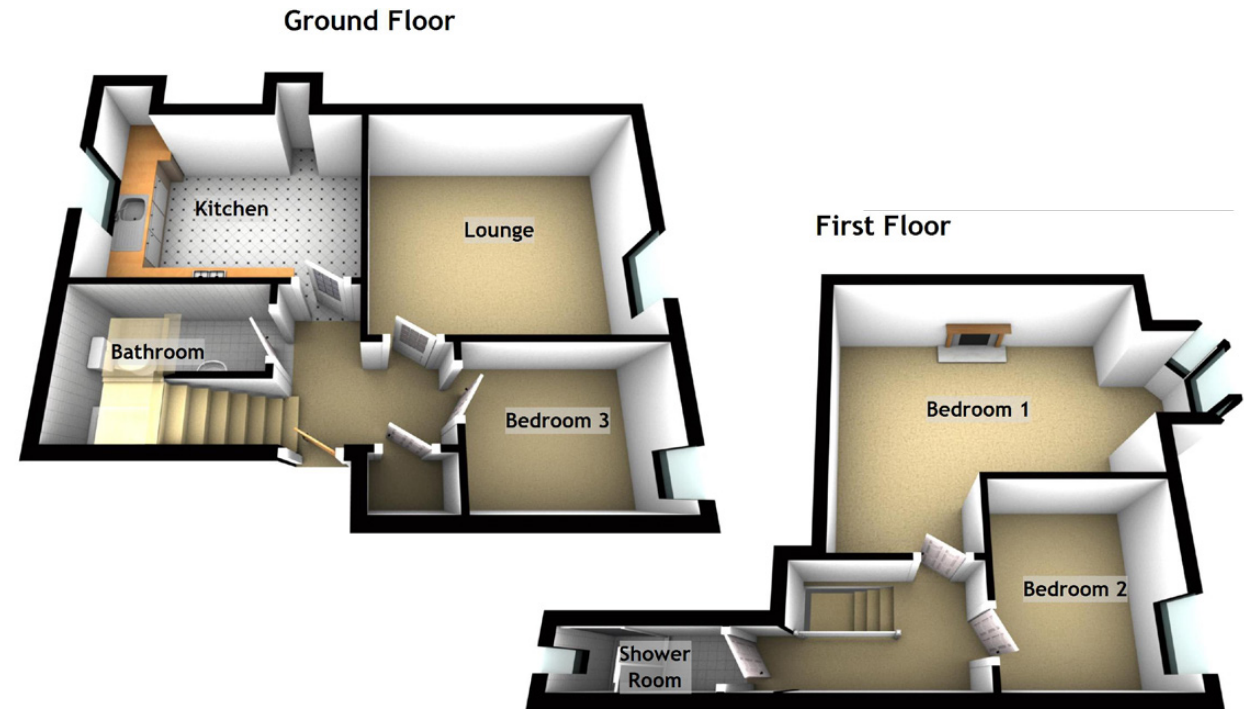


14A DALHOUSIE STREET

Part exchange available! We're delighted to offer this split level recently renovated flat situated in this quiet but still centrally located spot. The flat is located on the left.

Walk in to the entrance hall with stairs to first floor and remaining rooms. The lounge enjoys a rear aspect with views over the hills to the rear. The kitchen has been modernised to offer a range of eye and base level cupboards with roll top work surfaces incorporating sink unit with mixer tap and drainer. Built-in cooker, hob and fridge / freezer. Space and plumbing for washing machine. Bedroom three is accessed here and is a double in size with rear aspect. The three-piece bathroom suite completes the ground floor accommodation and comprises of bath, toilet and sink unit. Upstairs you have a large master bedroom with rear aspect and spectacular views of the surrounding hills. Bedroom two is a double in size with views to the rear. You also have a shower room off the landing which gives the additional shower room.

The property benefits from a detached single garage with light and power and up and over door. The garden is landscaped and gives seating area and drying facility with additional storage sheds.



Approximate Dimensions
(Taken from the widest point)

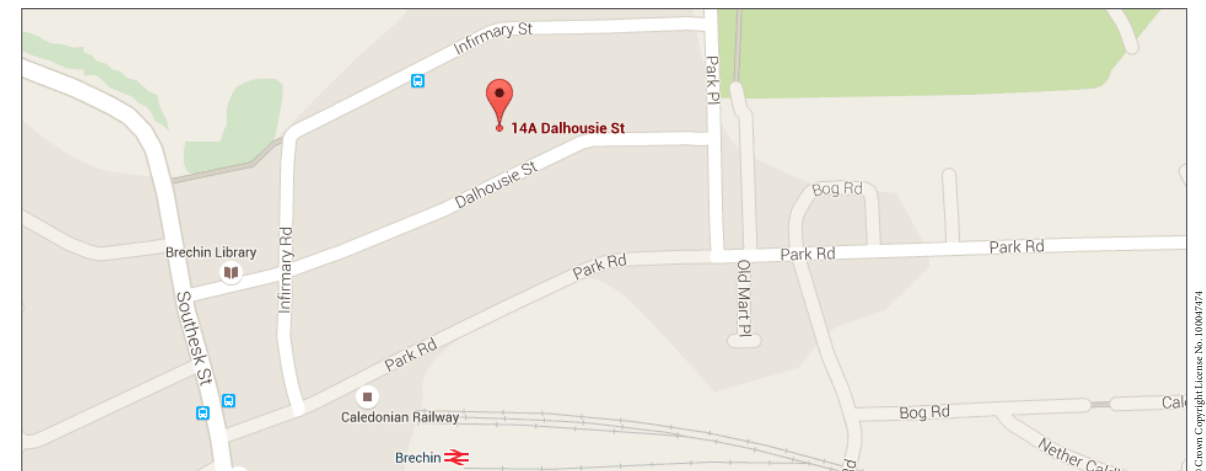
Lounge	3.90m (12'10") x 3.40m (11'2")
Kitchen	3.90m (12'10") x 2.60m (8'6")
Bedroom 1	6.03m (19'9") x 4.30m (14'1")
Bedroom 2	2.80m (9'2") x 2.50m (8'2")
Bedroom 3	2.70m (8'10") x 2.10m (6'11")
Bathroom	2.70m (8'10") x 1.80m (5'11")

Shower Room 2.10m (6'11") x 0.80m (2'7")

Gross internal floor area (m²) - 73

Extras
(Included in the sale)

The property is sold as seen with fitted appliances and floor coverings included within the sale.





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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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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.

Disclaimer - 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 schedule 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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