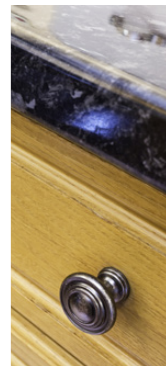





McEwan Fraser Legal
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0131 524 9797

101 High Street
BRECHIN, DD9 6HF

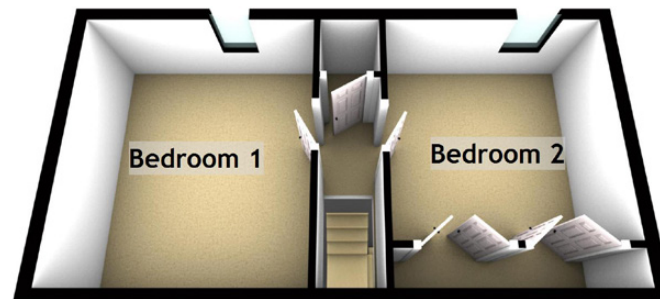
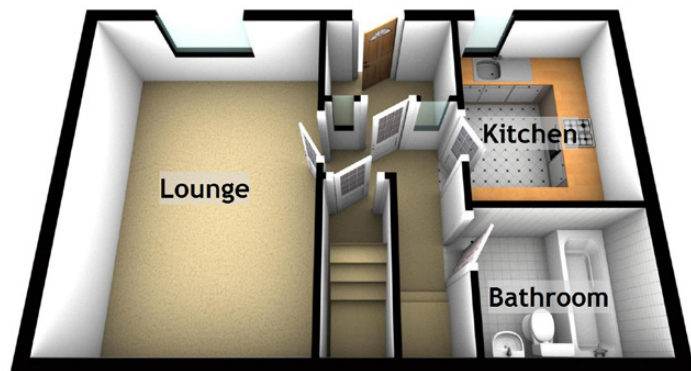


Set within the heart of Angus in the North East of Scotland, the cathedral town of Brechin is situated on the banks of the south Esk River and once a city, its lovely cathedral stands central to the town boasting its classic 11th Century tower, a superb visitor attraction. Originally a Pictish area the 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, 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.

We're delighted to offer this two up two down cottage situated just off the high street in

the town of Brechin up a private walkway for privacy. Approach the property through the main front door which leads into the hallway. From here you have access to the living room, kitchen/breakfast room and bathroom. There is a large cupboard next to the stairs to the first floor also. The living room runs from front to back and enjoys a front facing aspect with laminated wood flooring. The kitchen is also enjoys a front facing aspect and is fitted with a range of eye and base level units with roll top work surfaces incorporating a stainless steel sink unit with mixer tap and drainer. Built in double oven with four ring halogen hob and extractor above with splash back. Further space for upright fridge/freezer and space and plumbing under counter for a washing machine. The three-piece bathroom white suite completes the ground floor accommodation with power shower over bath and tiled walls. Upstairs you have two double bedrooms both with front facing Velux windows. One of the bedrooms has two double built in wardrobes with hanging space and laminated wood flooring. Parking is found on the road to the front of the row of cottages and a further public carpark close by. There is no garden included and a further storage cupboard is located next door to the property with power and light and acts as a drying room for the owners with a tumble dryer in it.



Approximate Dimensions
(Taken from the widest point)

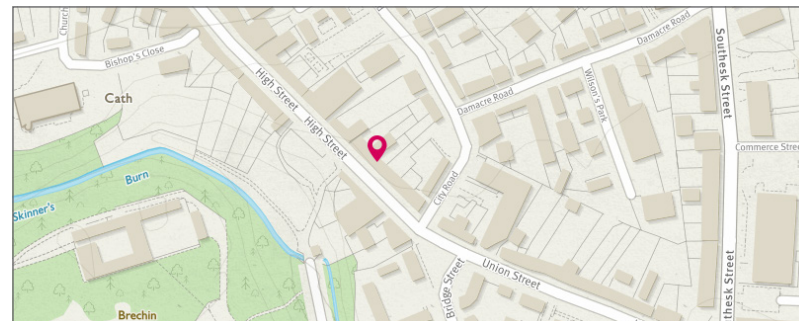
Lounge	4.90m (16'1") x 3.40m (11'2")
Kitchen	2.90m (9'6") x 2.30m (7'7")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")
Bedroom 2	3.40m (11'2") x 3.30m (10'10")
Bathroom	2.30m (7'7") x 1.90m (6'3")

EPC Rating - C

Extras
(Included in the sale)

Floor coverings and blinds, built-in cooker, hob and hood are included within the sale.

Gross internal floor area (m²) - 70



McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer

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