



  
**McEwan Fraser Legal**  
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**47 City Road**  
BRECHIN, ANGUS, DD9 6DL

# 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 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.



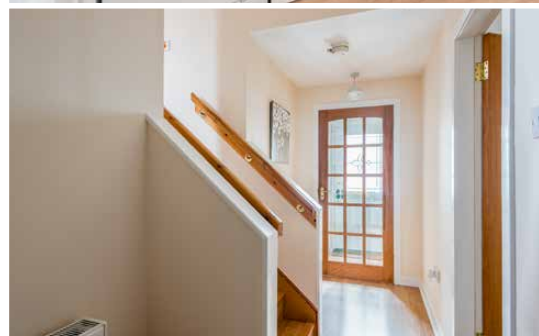
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CITY ROAD

Part exchange is available for this little gem! This great home offers excellent value for money and will surprise and delight with the space available and the quality of the finish.

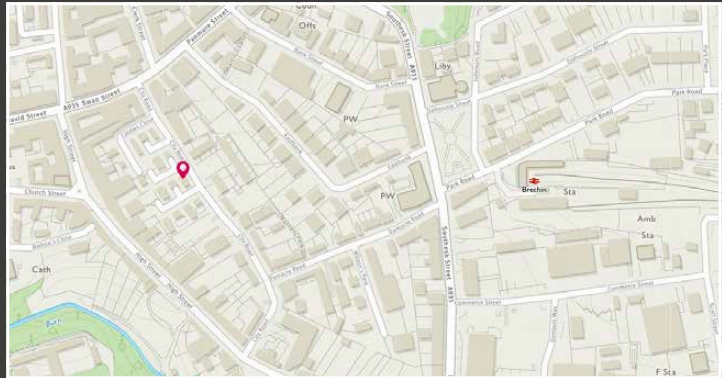
This is a split level flat with accommodation comprising, on the lower level, vestibule, two bedrooms and a storeroom. The upper level offers the lounge, kitchen and bathroom. The main bedroom has 2 built-in wardrobes and the second bedroom has one double built-in wardrobe. The lounge is carpeted and benefits from a dual aspect. This desirable living space is bright and modern. The kitchen is a shaker style with free-standing cooker. The fridge freezer and cooker hood are also included in the sale. In the kitchen are two storage cupboards, one houses the boiler and the other is a useful pantry. The bathroom is partially tiled with a three-piece white suite and a shower over the bath with a glazed screen. Access to the flat is via an external staircase.

Externally there is a communal path and staircase and there is a brick constructed store at ground level. This beautifully maintained and presented freshly decorated, this property is a must see.



# THE DETAILS

DIMENSIONS  
FLOOR PLAN  
LOCATION



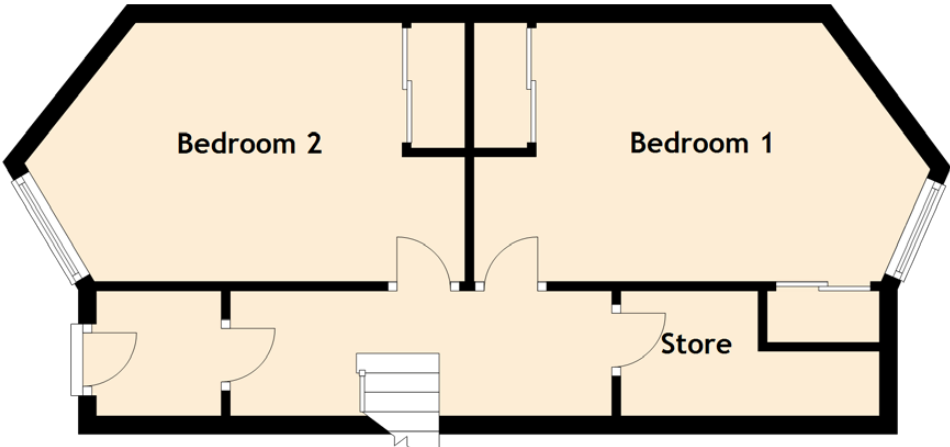
Approximate Dimensions  
(Taken from the widest point)

|           |                               |
|-----------|-------------------------------|
| Lounge    | 4.39m (14'5") x 3.74m (12'3") |
| Kitchen   | 3.73m (12'3") x 2.73m (8'11") |
| Bedroom 1 | 5.09m (16'8") x 2.90m (9'6")  |
| Bedroom 2 | 4.95m (16'3") x 2.90m (9'6")  |
| Bathroom  | 2.66m (8'9") x 1.51m (5')     |
| Store     | 2.67m (8'9") x 1.40m (4'7")   |

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>

EPC Rating: C

## LOWER LEVEL



## UPPER LEVEL





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