




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

55 Southesk Street
BRECHIN, ANGUS, DD9 6AW



BERCHIN, ANGUS



FEATURED LEFT/RIGHT
- BRECHIN TOWN CENTRE
- BRECHIN CATHEDRAL

Set within the heart of Angus in the North East of Scotland, the cathedral town of Brechin is situated on the banks of the Southesk 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.

HALLWAY - LIVING ROOM

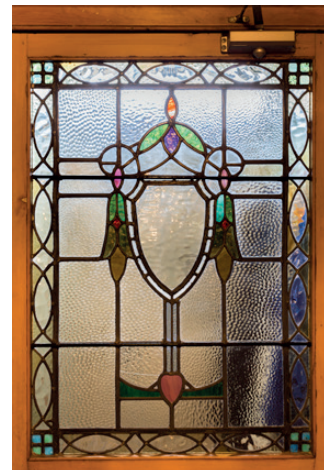
Period semi-detached spacious family home with a large garden, with flexible living available on the ground floor

Part Exchange available. We are delighted to offer this four bedroom semi-detached family home positioned close to local amenities and shops. Parking is available outside on the road. From here you access the home and walk into the entrance vestibule with quarry tiled flooring and period features on show around the house. The living room is accessed on the left hand side and enjoys a front aspect with tall ceilings and an attractive wood burner with fireplace surround. On the opposite side of the house is the family room or fourth bedroom with a front aspect also and is of generous size. The dining room is positioned behind and is accessed from the hallway with a rear aspect and a large cupboard which the current owners use as an office with power and light. The kitchen/breakfast room has been skilfully updated by the current owners to offer an impressive range of eye and base level units with roll top work surfaces incorporating stainless steel sink unit with mixer tap and drainer. Space for upright fridge/freezer and range cooker with extractor hood above and built in dishwasher. There is ample space for a large table and chairs with a rear aspect over the garden, lovely tall ceilings and staggered coving. The utility room is generous and comprises of a modern range of eye and base level cupboards with sink unit and space and plumbing for washing machine and tumble dryer. The downstairs three-piece family bathroom completes the ground floor accommodation and opens this property up to a wide audience due to the flexible living on offer.

Upstairs you have two very impressive bedrooms running front to back on either side of the property and a large single bedroom between them all with front aspect views. The master bedroom enjoys an en-suite three-piece bathroom suite with two storage cupboards and views to the rear. The second bedroom uses this space as a large dressing room or storage space with both front and rear aspects. The third bathroom is a three-piece shower room suite with views to the rear and accessed from the landing.

To the rear of the property is a very impressive and generous rear garden mainly laid to lawn with matures tress and hedging and stretches well over one hundred feet. There are various fruit trees and storage spaces along with garden sheds. A small patio area is available immediately to the rear of the property with a courtyard feel and gives access to a further courtyard and also access to the front via the wooden gate access. This garden would be fantastic for a family with children or a keen golfer.

To the front is a small patio area with a low brick wall.



KITCHEN - DINING ROOM





BEDROOM ONE - EN-SUITE - BEDROOM 2

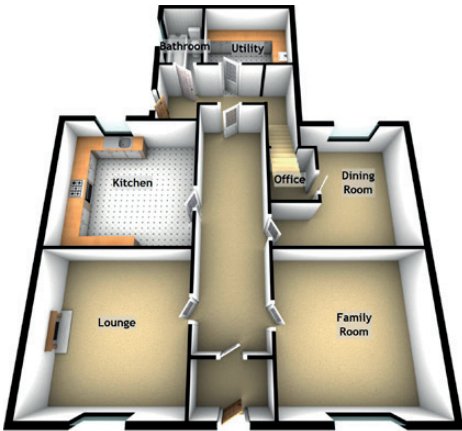


BEDROOM 3 - BATHROOM - FAMILY ROOM



PROPERTY SPECIFICATIONS

FLOOR PLAN - DIMENSIONS - LOCATION



Approximate Dimensions

(Taken from the widest point)

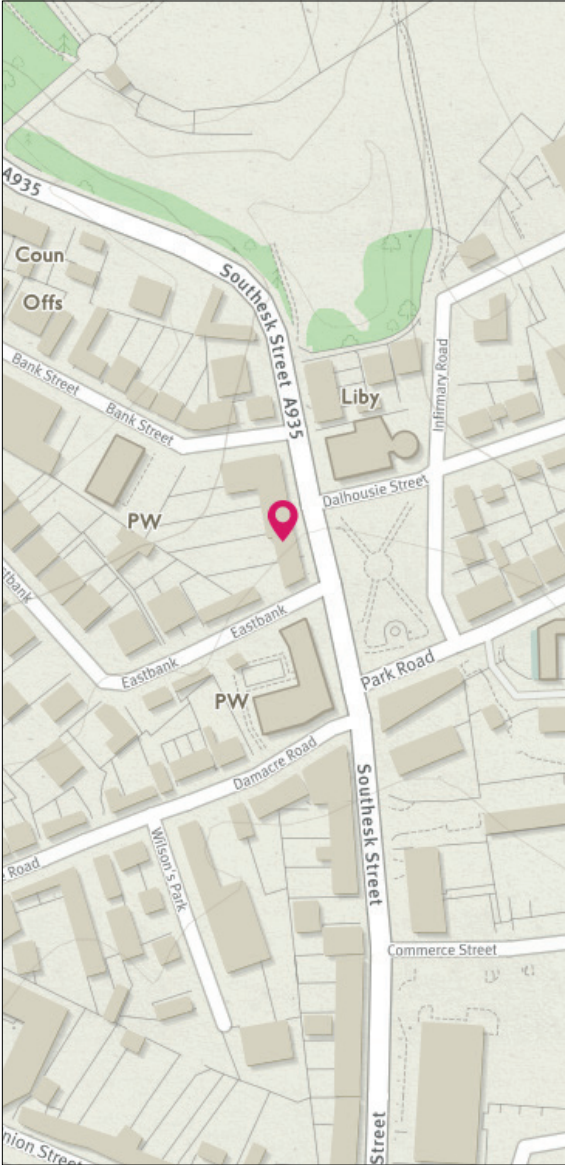
Lounge	4.30m (14'1") x 4.20m (13'9")
Kitchen	4.20m (13'9") x 4.10m (13'5")
Family Room	4.30m (14'1") x 4.30m (14'1")
Dining Room	3.90m (12'10") x 2.00m (6'7")
Bedroom 1	4.60m (15'1") x 4.00m (13'1")
Bedroom 2	4.50m (14'9") x 3.25m (10'8")
Bedroom 3	3.00m (9'10") x 2.40m (7'10")
En-suite Bathroom	3.50m (11'6") x 1.80m (5'11")
Bathroom	2.40m (7'10") x 1.40m (4'7")
Shower Room	3.00m (9'10") x 1.60m (5'3")
Dressing Room	3.30m (10'10") x 1.80m (5'11")
Office	1.70m (5'7") x 1.40m (4'7")
Utility	2.70m (8'10") x 2.40m (7'10")

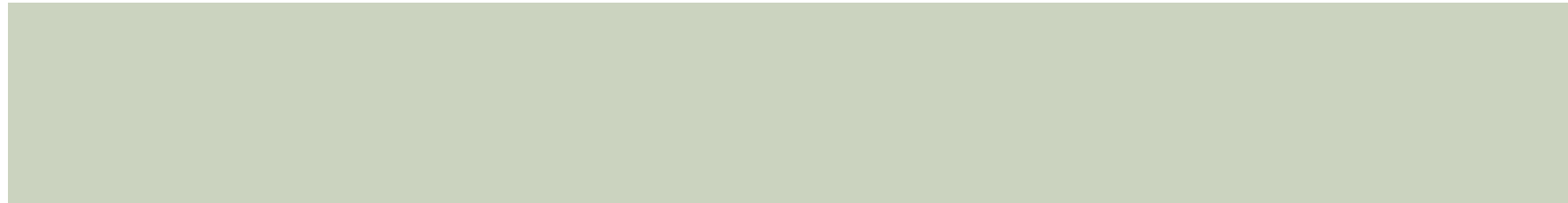
Gross internal floor area (m²) - 156 m²

EPC Rating - E

Extras
(Included in sale)

Included within the sale are all fitted appliances and flooring.
The clients are emigrating so would consider selling other items.
This is to be discussed with the client on the viewing.






McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
BEN DAYKIN
Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk