





BRECHIN

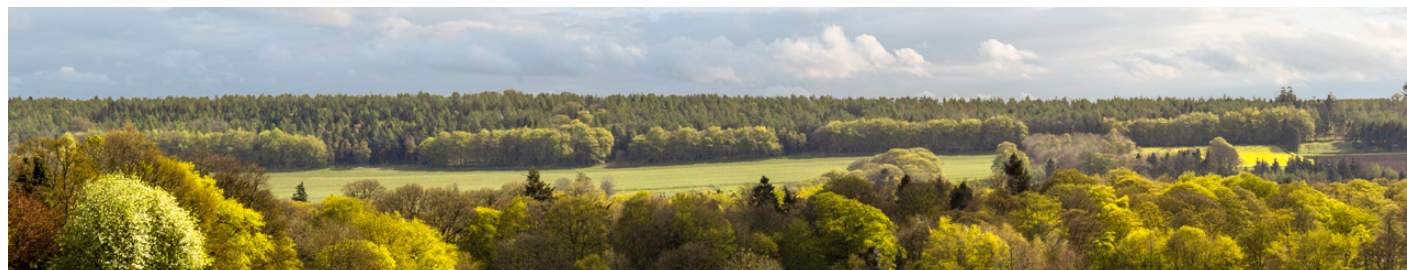
ANGUS, DD9 6BP

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.

Brechin Castle Garden Centre is a great attraction and it 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 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.



31 COOKSTON CRESCENT

BRECHIN, ANGUS, DD9 6BP

We are delighted to market this three double bedroom, detached bungalow. The property is situated within a cul de sac in a popular residential area suitably positioned for local schooling, shopping and local amenities which are all walking distance.

Walk into the property through the front door into the vestibule and entrance hall. This L-shaped area leads to all rooms and benefits from two large storage cupboards. This particular property consists of a generously proportioned front facing lounge. The kitchen is a good size and offers a range of wall and base units. The master bedroom is fitted with built-in wardrobes, however, this room is versatile and could be used as a second reception or study. The second and third double bedrooms are located to the rear of the property and have built-in wardrobes. The bathroom comprises of a WC, basin and bath with overhead shower.

Externally there is a private garden area to the front, side and rear. All easily maintained and laid with gravel and paving. A driveway leads to a good sized single garage and to the rear of the garage is two sheds.

McEwan Fraser Legal highly recommend early viewing to appreciate the accommodation and location of the property.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 3.70m (12'2")
Kitchen	4.10m (13'5") x 2.70m (8'10")
Bedroom 1	3.80m (12'5") x 3.60m (11'10")
Bedroom 2	3.40m (11'2") x 2.70m (8'10")
Bedroom 3	3.20m (10'6") x 3.00m (9'10")
Bathroom	2.30m (7'7") x 2.00m (6'7")
Garage	4.70m (15'5") x 2.50m (8'2")

Gross internal floor area (m²): 87m² | EPC Rating: F

Extras (Included in the sale): Floor coverings, blinds, fitted appliances, light fittings and shed.

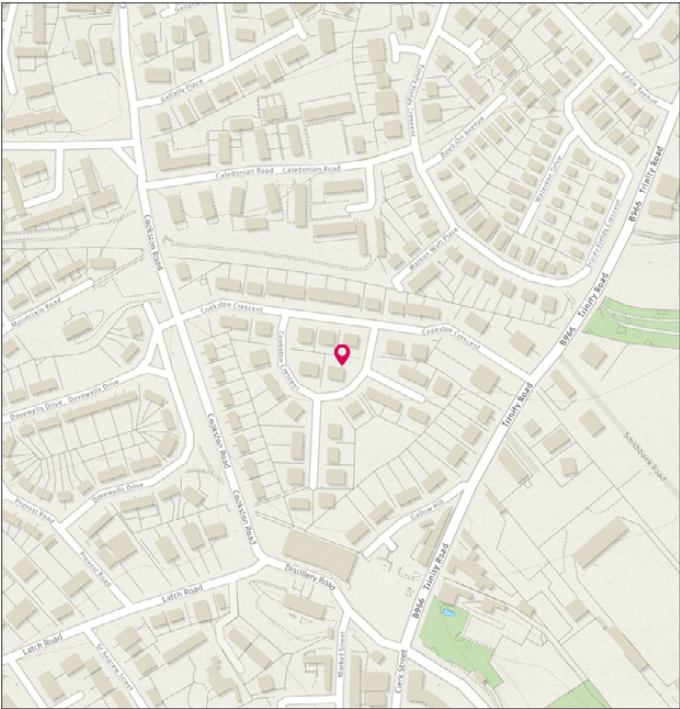
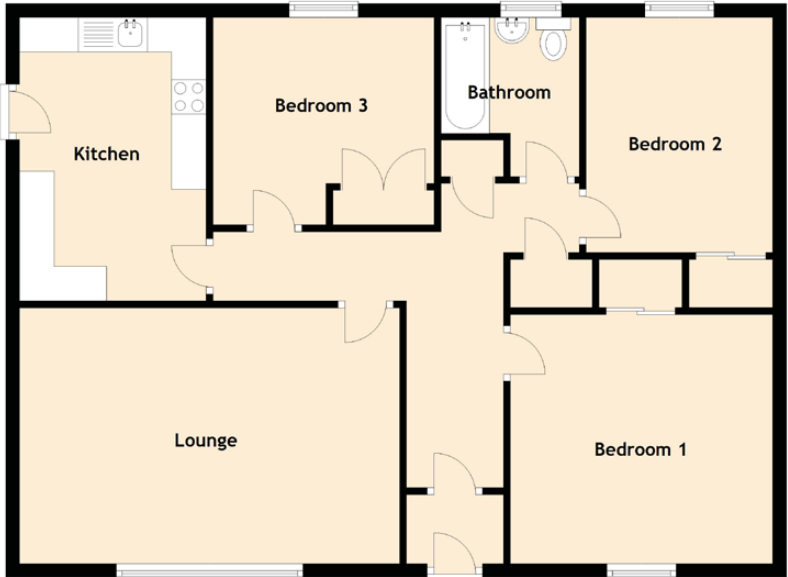
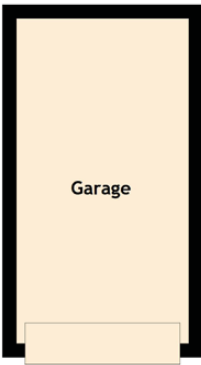


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