

Spacious three bedroom home with quality finishes

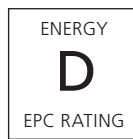
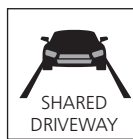
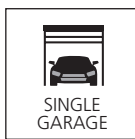
A hidden gem



44a City Road
Brechin, Angus, DD9 6DL



Scan Here!





Brechin Mechanics Institute | Brechin Cathedral | Brechin Town Centre



Brechin | Angus | DD9 6DL

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.



44A City Road



Kitchen





Family Room | Living Room | Dining Area



A hidden gem! This family sized home offers excellent value for money and will surprise and delight with the space available and the quality of the finish. Accommodation is laid over two floors with the main floor comprising of a large lounge with room for dining table and dual aspect windows flooding the room with natural light. Family room, again is a spacious and bright room with plenty of space for work or play. The dining kitchen offers a place for breakfasting table and chairs as well as ample floor and wall cabinets in a modern style.

The family bathroom is also located on this level and is both stylish and practical with corner bath and corner shower cubicle. Upstairs are three bedrooms with the master boasting an en-suite toilet and wash hand basin. Period features ensure a touch of character.

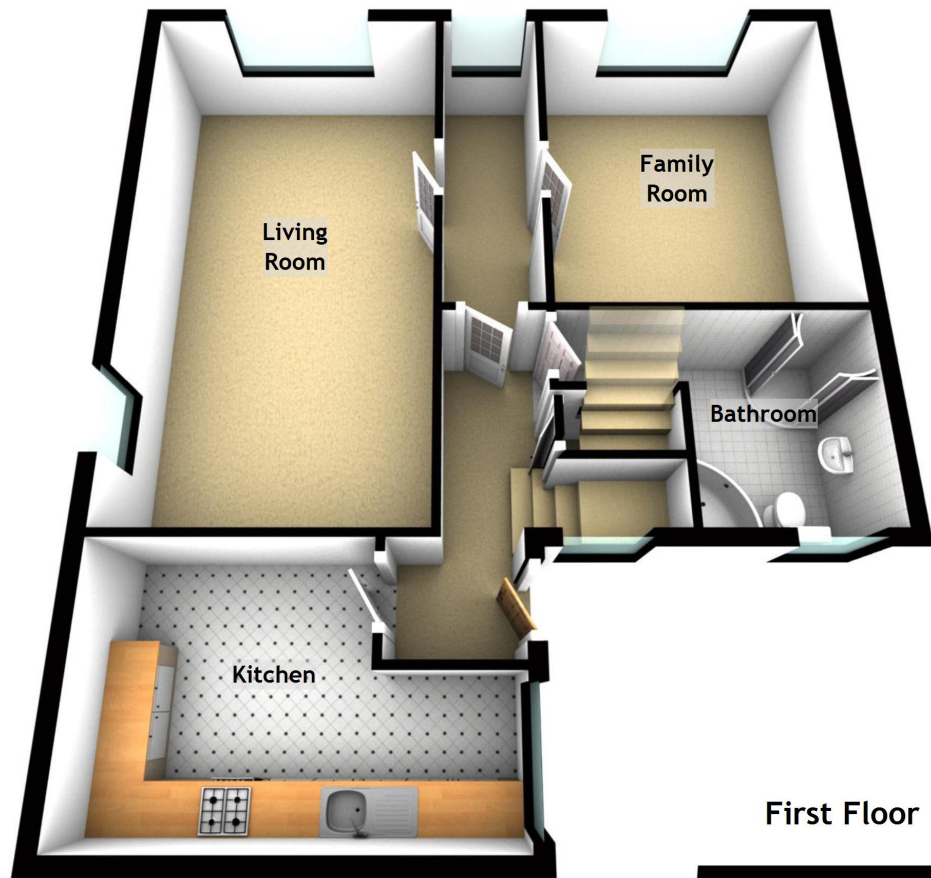
Externally there is a small garden area to the front of the property and a shared drive with parking and garage to the rear.



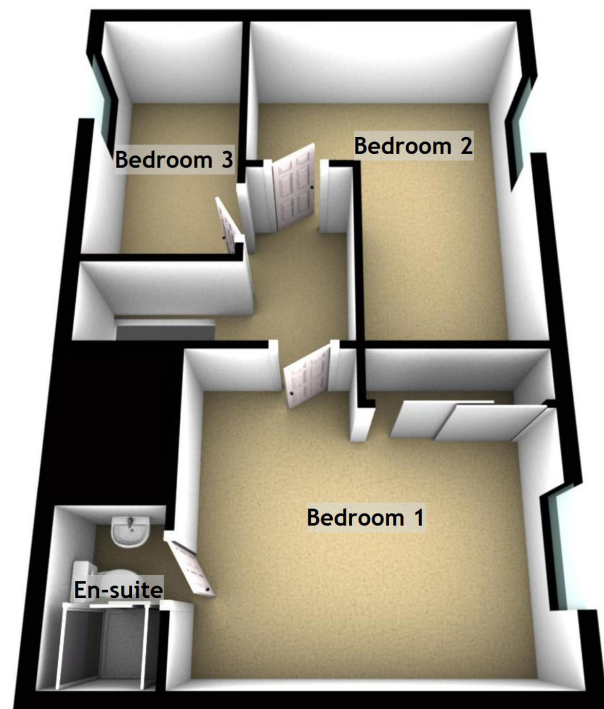
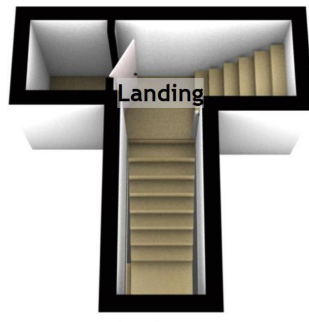
Bedrooms | Bathroom | En-Suite



Specifications

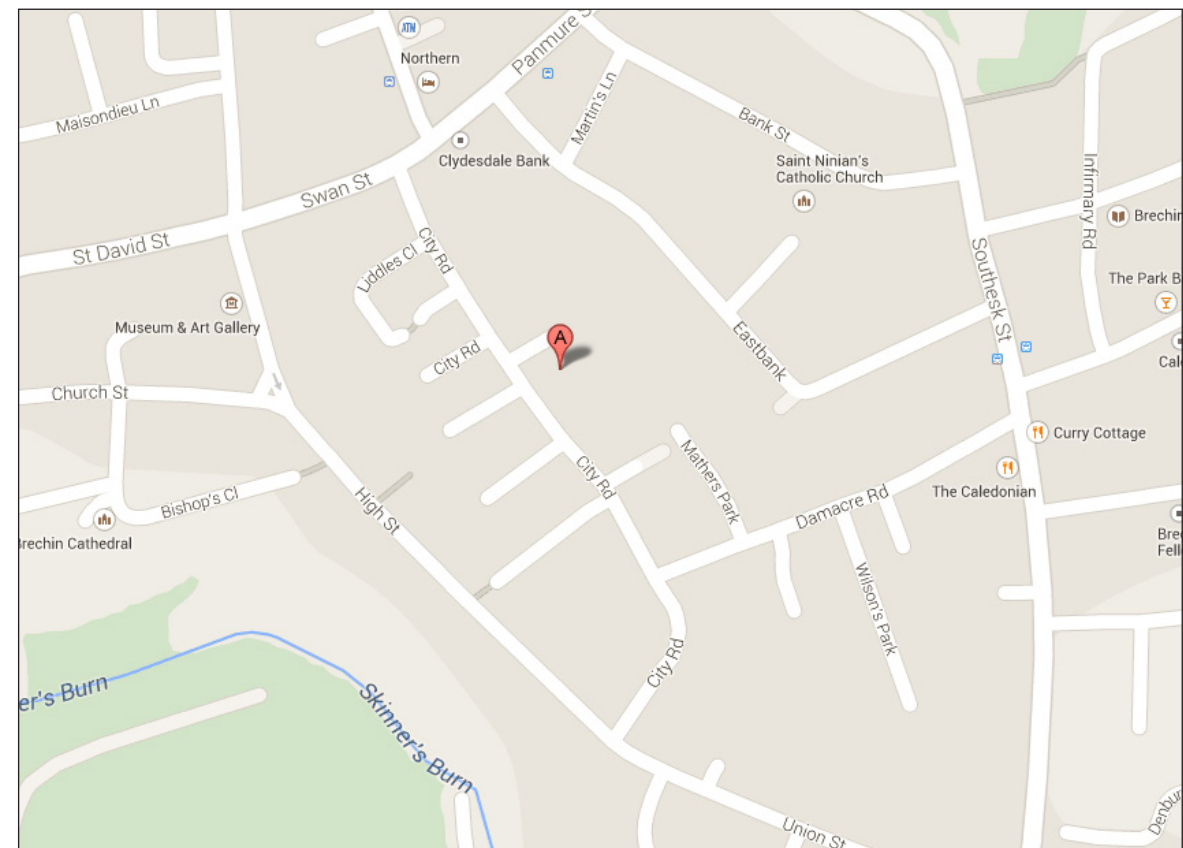


First Floor



APPROXIMATE DIMENSIONS (Taken from the widest point)

Kitchen	3.90m (12'10") x 2.90m (9'6")
Living Room	6.60m (21'8") x 3.50m (11'6")
Family Room	4.03m (13'3") x 3.50m (11'6")
Bedroom 1	4.26m (14') x 2.90m (9'6")
Bedroom 2	4.49m (14'9") x 3.50m (11'6")
Bedroom 3	3.40m (11'2") x 2.18m (7'2")
Bathroom	2.50m (8'2") x 2.10m (6'11")
En-Suite	1.36m (4'6") x 1.18m (3'10")





Brechin Town Centre | Surrounding Countryside



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