



McEwan Fraser Legal

Solicitors & Estate Agents

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11 Dundas Park

BRECHIN, ANGUS, DD9 7BL

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 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.



Set within the heart
OF ANGUS IN NORTH EAST SCOTLAND



MID-TERRACED, MOVE-IN CONDITION, THREE BEDROOM HOUSE



11 Dundas PARK

Part Exchange available. We have available this move-in condition, three bedroom, mid-terraced house.

The front garden is well maintained with lawned area, pathway to front door and enclosed by conifer hedging.

Two doors give access to the home with the door to the left leading into a small entrance hall which then leads into the living room. The spacious living room runs from front to back with dual aspect double glazing, electric heating and feature inset electric fireplace.

The kitchen/dining room offers a range of wall and base units, space for free-standing

appliances, access to the rear garden and views over the garden through the double glazed windows. There is also access to the other hallway with a door to the front garden and there are also fitted cupboards for additional storage.

Upstairs there are two double bedrooms, one of which has a fitted wardrobe and another single bedroom with fitted wardrobe. The family bathroom is a modern white suite with wall mounted electric shower.

The rear garden has been skilfully upgraded to offer a shingle perimeter with rectangular shaped lawned grass area and space for shed. The garden is enclosed by wooden fencing.



Floor Plan

Approximate Dimensions
(Taken from the widest point)

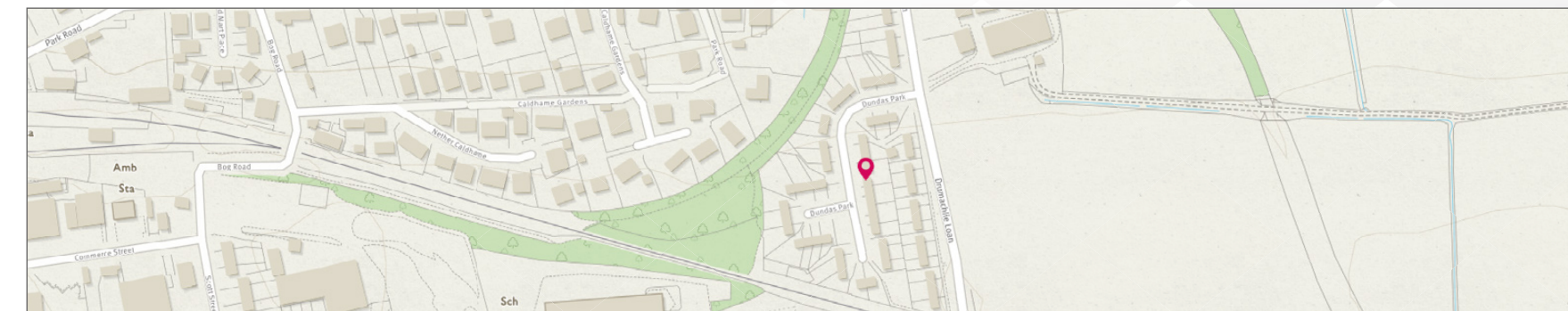
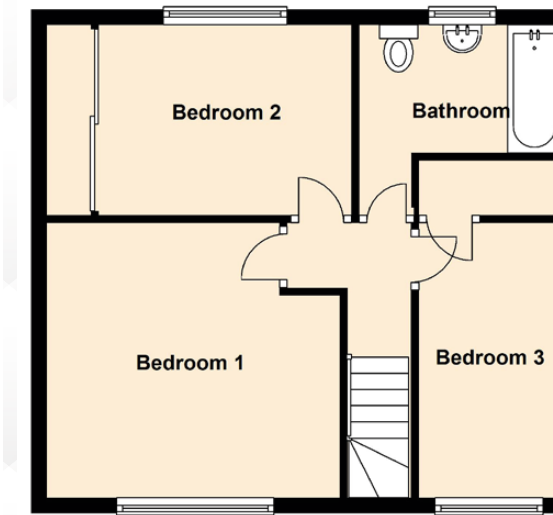
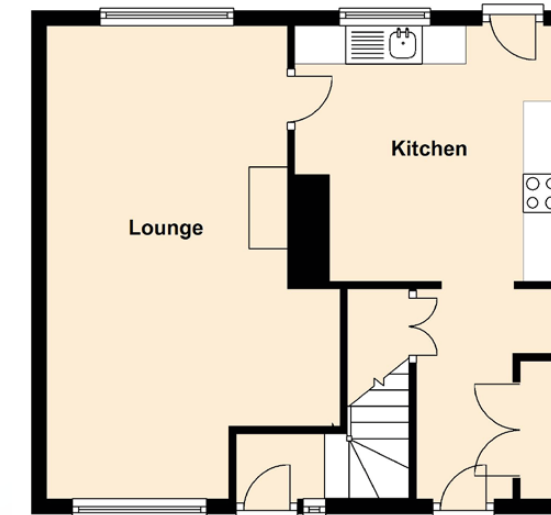
Lounge	6.20m (20'4") x 4.00m (13'1")
Kitchen	3.50m (11'6") x 3.35m (11')
Bedroom 1	4.00m (13'1") x 3.60m (11'10")
Bedroom 2	3.35m (11') x 2.50m (8'2")
Bedroom 3	3.60m (11'10") x 1.90m (6'3")
Bathroom	2.65m (8'8") x 2.50m (8'2")

Gross internal floor area (m²) - 83 m²

EPC Rating - E

Extras
(Included in the sale)

Fitted floor coverings and blinds are included in the sale.



*a modern white
suite...*
**...WITH WALL MOUNTED
ELECTRIC SHOWER**

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Part
Exchange
Available

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Text and description
NEIL RUSSELL
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
ALLY CLARK
Designer