54 Market Street, Brechin, DD9 6BB

Offers Over £65,000

Home Report Value £75,000

Contact Solicitors to arrange an appointment to view

01382203000

Chamber Practice

- **Lounge**
- **Dining Kitchen**
- **Double Bedroom**
- **Shower Room**
- **Attic Room**
- **Double Glazing**
- **Gas Central Heating**
- **Private Garden**
- **Central Location**
- **Excellent Starter Home**
- **Ideal First Time Buy**

Excellent opportunity to purchase this one bed end terraced house situated in the heart of Brechin within walking distance of all amenities.

The property provides generous living space and benefits from double glazing, gas central heating, modern kitchen and shower room and enclosed garden to the rear.

Accommodation comprises: entrance vestibule; spacious lounge with staircase leading to upper floor and connecting door to kitchen which has a range of base and wall mounted units with contrasting worktops and complementary splashback tiling, integrated electric hob and oven, washing machine and glazed door leading to rear garden; on the upper floor there is a fully tiled shower room with toilet/vanity unit and corner shower cubicle housing electric shower; the bright and spacious double bedroom has built in storage facilities and staircase leading to fully floored attic room which has storage cupboard, lighting, power points, radiator and Velux window.

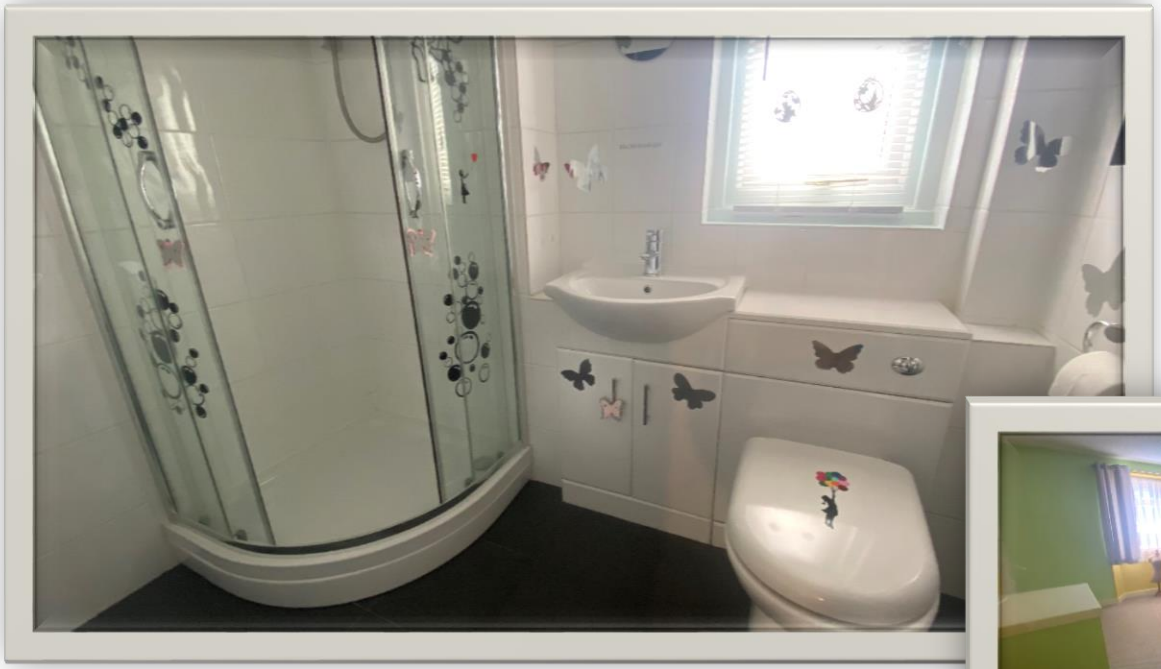
Externally the fully enclosed rear garden has high level boundary wall and raised deck area.

This particular property would make an ideal starter home/1st time buy and early viewing is highly recommended.

The historic Cathedral City of Brechin is situated in close proximity to the A90, and within easy commuting distance to Dundee or Aberdeen and the Angus towns of Forfar, Arbroath and Montrose.

Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin offers a wealth of amenities including primary and secondary schools, a health centre, local shops, the Brechin Community Campus at Brechin High School with football grounds and gymnasium and library.

Centrally located between the Grampian Mountains and the coast there are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside. The Attic is a popular drop in centre for local youths, making Brechin an ideal environment for a full family life.



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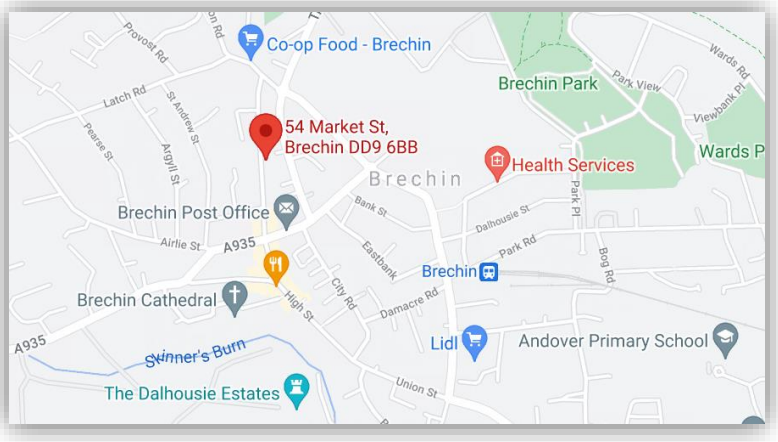
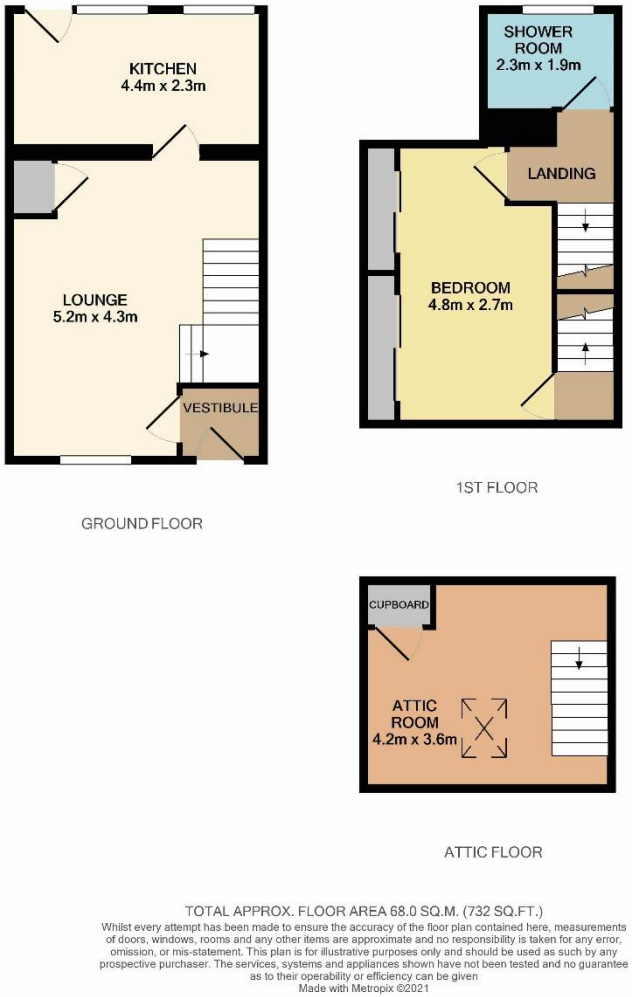
Brechin: 28 Clerk Street **01356 622 289** **Dundee:** 30 Whitehall Street **01382 203 000** **Aberdeen:** 269 Holburn Street **01224 433 301** **www.thechamberpractice.co.uk**





Included in the sale are all fitted carpets and floor coverings and curtains and blinds where fitted and washing machine.

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed and prospective purchasers must satisfy themselves as to the various points mentioned herein before offering. All measurements have been taken using an electronic measurement device and are not guaranteed.