



15 Montrose Street, Brechin, DD9 7BX
Fixed Price £72,000

Contact Solicitors for an
appointment to view on
01382 203000
or seller direct on
07479190456

Chamber Practice 



The Chamber Practice are delighted to bring to market this well presented two bedroom main door upper maisonette apartment which would make an ideal first time buy/starter home. Nearby amenities include local convenience stores, schools and public transport links and Brechin town centre is within easy reach.

Accommodation comprises: entrance hall with doors to lounge and kitchen and carpeted staircase to upper floor; bright and airy lounge/dining with south-facing windows providing lovely views; well appointed kitchen with window to rear and fitted base and wall mounted units with contrasting worktops and complementary splashback tiling; upper landing with 2 storage cupboards, doors to bathroom and bedrooms and hatch to attic; bathroom with 3 piece white suite incorporating W.C., wash hand basin and bath with electric shower over, attractive wet-wall panelling and heated towel rail; and two double bedrooms.

Externally there is a private area of garden ground to the rear, stone built outhouse with power points. Lighting and wood burning stove and traditional store, enclosed shared garden/drying green and off street parking facilities.

This particular property is in ready to live in condition and early viewing is highly recommended.

- **Main Door Maisonette Flat**
- **Hallway**
- **Lounge/Dining**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Garden**
- **Shared Garden/Drying Green**
- **Private Outbuildings**
- **Move in Condition**
- **Ideal Starter Home**

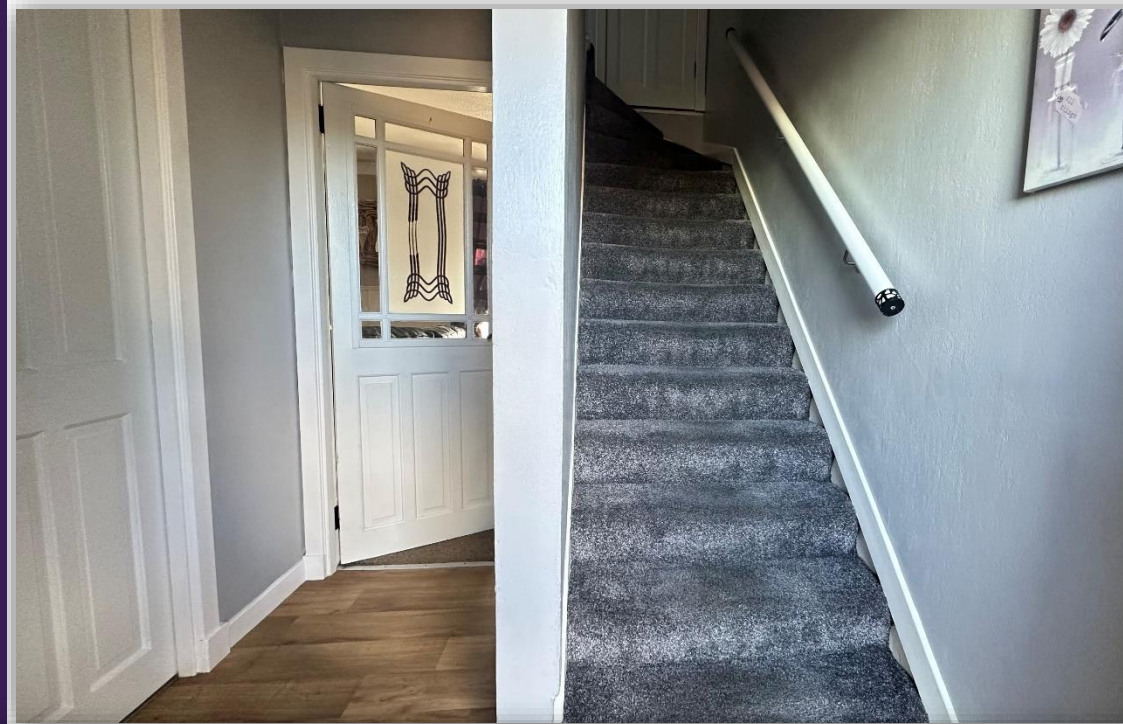


Chamber Practice

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.

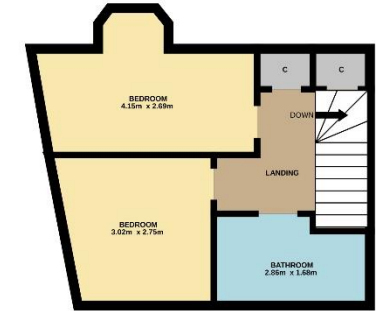




FIRST FLOOR
31.0 sq.m. approx.



ATTIC FLOOR
29.0 sq.m. approx.



TOTAL FLOOR AREA: 60.0 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Included in the sale are all carpets and floor coverings and light fittings