



**East Cottage, St. Murdoch's Well,  
Brechin, DD9 6ST**

**Offers Over £170,000**

Contact Solicitors for an  
appointment to view

**01382 203000**

**Chamber Practice** 



- **Semi-Detached Cottage in Rural Location**
- **Easy Reach of Many Amenities**
- **Lounge with Wood Burner**
- **Kitchen**
- **Modern Shower Room**
- **2 Double Bedrooms**
- **DG & Electric Heating**
- **Fresh Décor & New Carpets**
- **Large Driveway**
- **Double Garage/Workshop**
- **Private Gardens**
- **Potential for Development**
- **Ideal Family Home/Downsize Property**
- **Great Rental Investment**

The Chamber Practice are delighted to bring to market this charming two bedroom semi-detached cottage situated in an idyllic location with uninterrupted views over open countryside and an abundance of wildlife, yet only a short drive of the popular Angus town of Brechin with its wide variety of services and amenities.

Accommodation comprises: entrance hall with connecting doors to lounge, bedrooms and shower room; cosy lounge with feature wood burning stove and patio doors overlooking gardens and countryside; spacious kitchen fitted with a range of base and wall mounted units with contrasting worktops and splashback tiling and connecting door to rear porch; modern shower room with 3 piece suite incorporating W.C., wash hand basin and shower cubicle housing electric shower and full wet-wall panelling; and two double bedrooms with built in wardrobe/storage facilities. Externally there are private gardens to front and rear and large driveway leading to double garage/workshop, providing off street parking facilities for several vehicles.

The property will appeal in particular to young families looking to put their own stamp on their first home and downsizers looking for rural living with straightforward access to the wide range of amenities in a large town.

The sellers would prefer to sell this property together with West Cottage, next door, however they would consider Offers for each individual property.



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.



