



72 City Road, Brechin, DD9 6DL
Offers Over £85,000

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appointment to view
01382 203000

Chamber Practice 



- **MID TERRACED FAMILY HOME**
- **HALLWAY WITH USEFUL UNDERSTAIR STORAGE**
- **BRIGHT LOUNGE WITH DUAL ASPECT WINDOWS**
- **SPACIOUS KITCHEN WITH INTEGRATED ELECTRIC HOB AND DOUBLE OVEN**
- **REAR DOOR PROVIDING ACCESS TO PRIVATE GARDEN**
- **TWO DOUBLE BEDROOMS WITH BUILT-IN STORAGE**
- **BATHROOM REQUIRING UPGRADING**
- **EXCELLENT OPPORTUNITY FOR MODERNISATION AND ADDED VALUE**
- **PRIVATE FRONT AND REAR GARDENS**
- **CAR PARK LOCATED TO THE FRONT**
- **IDEAL FOR FIRST-TIME BUYERS, FAMILIES OR INVESTORS**

Great opportunity to purchase this two bedroom mid-terraced family home in a popular location close to many amenities, offering well-proportioned accommodation and excellent potential for upgrading.

The ground floor comprises a welcoming hallway with useful understair storage cupboard, a bright and spacious lounge benefiting from dual aspect windows and a generously sized kitchen fitted with base and wall mounted units with complementary worktops, tiled splashbacks and integrated electric hob and double oven. An external door provides direct access to the rear garden.

Upstairs the property features two well-proportioned double bedrooms, both with built-in wardrobe/storage facilities and a family bathroom. While the bathroom and overall interior would benefit from modernisation, the home presents an excellent opportunity for buyers to add value and personalise to their taste.

Externally the property enjoys private gardens to both the front and rear as well as a convenient car park located to the front.

This is an ideal purchase for first-time buyers, families or investors seeking a property with strong potential in a well-established residential area.



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.





Included in the sale are all floor coverings, window blinds where fitted, integrated hob and double oven.