



12 Montrose Street, Brechin, DD9 7BY
Offers Over £90,000

Contact Solicitors to arrange an
appointment to view
01382 203000

Chamber Practice 



- **Popular Residential Area**
- **Vestibule**
- **Hallway**
- **Lounge/Dining**
- **Modern Kitchen**
- **Ground Floor Toilet**
- **Stylish Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Appliances Included**
- **Fresh Décor Throughout**
- **Private Gardens**
- **Move in Condition**
- **Ideal Starter Home**

The Chamber Practice are delighted to bring to market this immaculately presented two bedroom mid terraced villa 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 vestibule with cupboard housing boiler and connecting door to hallway which has doors to lounge, kitchen and toilet and staircase leading to upper floor; bright and spacious lounge/dining with front facing window and French doors leading to rear garden; well appointed kitchen fitted with a range of base and wall mounted units with contrasting worktops and full wet-wall panelling, Range style cooker with extractor hood over, washing machine and dishwasher, window to rear and part glazed external door to side leading; upper landing with doors to bathroom and bedrooms and hatch to attic; stylish bathroom with 4 piece white suite incorporating W.C., vanity unit with inset hand basin, spa bath and corner shower cubicle housing electric shower, full wet-wall panelling, tiled floor, heated towel rail and underfloor heating; and two double bedrooms, the larger of which has built in storage facilities. Externally there are enclosed private garden to front and rear.

Practical benefits include double glazing, gas central heating, modern kitchen and bathroom, down lighting and fresh décor throughout.

This particular property is in absolute move in condition and early viewing is highly recommended to avoid disappointment.



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.



Chamber Practice 

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TOTAL FLOOR AREA: 80.0 sq.m. approx.
 While every effort has been made to ensure the accuracy of the figures contained herein, errors or omissions in floor, window, door and garden areas are acknowledged and the purchaser is deemed to accept the accuracy of the statement. This plan is for illustrative purposes only and should be used in conjunction with the contract. The contract, which is available from the estate agent, shall prevail over any printed particulars. The contract, which is available from the estate agent, shall prevail over any printed particulars. The contract, which is available from the estate agent, shall prevail over any printed particulars.

Included in the sale are all floor coverings where fitted, Range cooker, washing machine and dishwasher.