



19 Church Street, Edzell, DD9 7TQ
Offers Over £170,000

Contact Solicitors to arrange an
appointment to view

01382 203000

Chamber Practice 



- **Deceptively Spacious Cottage**
- **Quiet Location**
- **Lounge**
- **Dining Kitchen**
- **Sun Room**
- **3 Bedrooms**
- **Shower Room**
- **Gas Central Heating**
- **Double Glazing**
- **Excellent Storage Facilities**
- **Large Rear Garden**
- **Stone Built Outhouse**
- **Driveway & Carport**
- **Ideal Family Home**

The Chamber Practice are delighted to bring to market this deceptively spacious, well maintained end terraced cottage situated in a quiet location within walking distance of all amenities in the charming Angus Village of Edzell. The cities of Aberdeen to the North and Dundee to the South are within reasonable commuting distance and many other Angus towns are within easy reach.

Benefits include no chain, well-proportioned rooms, gas central heating, double glazing, extensive rear garden with stone built outhouse which has power and lighting and driveway with carport providing ample off street parking facilities.

Ground floor accommodation comprises: entrance hallway with storage cupboard, connecting doors to lounge, main bedroom and shower room and carpeted staircase leading to upper floor; lounge with front facing window, attractive fireplace and built in display shelving and storage facilities; bright and spacious dining kitchen fitted with a range of base and wall mounted units with contrasting worktops and complementary splashback tiling, integrated hob and oven, 3 storage cupboards and part glazed external door leading to rear garden; shower room with fitted toilet/vanity units and large shower cubicle housing mains fed shower, wet-wall panelling and timber cladding; and spacious master bedroom with built in wardrobe/storage facilities. On the upper floor there are two double bedrooms, one having storage facilities into eaves and a sun room which overlooks the rear garden.

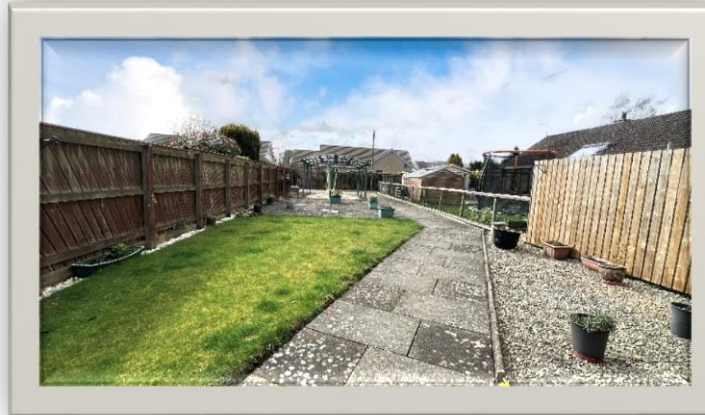
Early viewing is recommended to appreciate the location and potential of the subjects on offer.

Entered via the famous Edzell Arch, the historic village of Edzell is surrounded by beautiful Angus scenery and is within close proximity of the A90 dual carriageway making this an ideal idyllic base for commuting to Dundee and Aberdeen. The Angus towns of Montrose, Arbroath and Forfar are also within easy reach.

This charming village is well serviced with many amenities including a variety of shops, health clinic and pharmacy, hotels, pubs, cafes and restaurants. There are numerous opportunities within easy reach for outdoor pursuits including the well-known Rocks of Solitude Walk accessed through a Blue Door by the River North Esk, local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside.

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

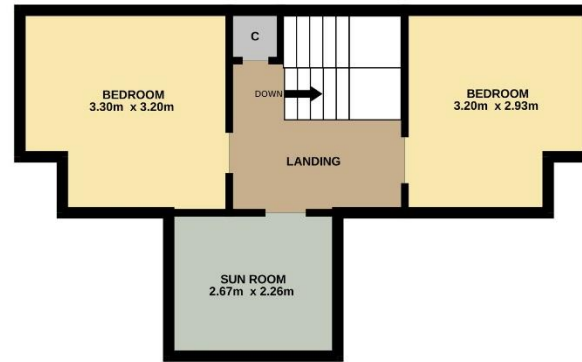




GROUND FLOOR
66.9 sq.m. approx.



1ST FLOOR
37.0 sq.m. approx.



TOTAL FLOOR AREA : 103.9 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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, integrated appliances and window blinds where fitted.

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.