



9 Damacre Road, Brechin, DD9 6DT
Offers Over £48,000

Contact Solicitors to arrange an
appointment to view
01382 203000

Chamber Practice 



- **Main Door Ground Floor Flat**
- **Entrance Vestibule**
- **Lounge**
- **Hallway**
- **Kitchen**
- **Double Bedroom**
- **Shower Room**
- **Double Glazing**
- **Gas Central Heating**
- **Communal Drying Green**
- **Quiet Location**
- **Ideal First Time Buy**
- **Excellent Downsize Property**

The Chamber Practice are delighted to bring to market this ready to live in main door ground floor apartment situated in a quiet location within a short walk of Brechin town centre with its wide range of amenities.

Accommodation comprises: entrance vestibule with glazed door to lounge; lounge with recessed display shelving with storage below, and front facing window with storage below, glazed door to hallway; kitchen fitted with a range of base and wall mounted units with contrasting worktops and tiled splashbacks, integrated gas hob and electric oven with extractor hood over, fridge freezer and washing machine; stylish shower room with 3 piece suite incorporating W.C., wall hung wash hand basin and walk-in shower cubicle housing mains fed shower, full wet-wall panelling, heated towel rail and non slip flooring; and double bedroom with built in wardrobe. Externally there is a well maintained communal garden and drying green to the rear of the building.

This particular property, in move in condition would make an ideal starter home/downsize property and early viewing is highly recommended.

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.

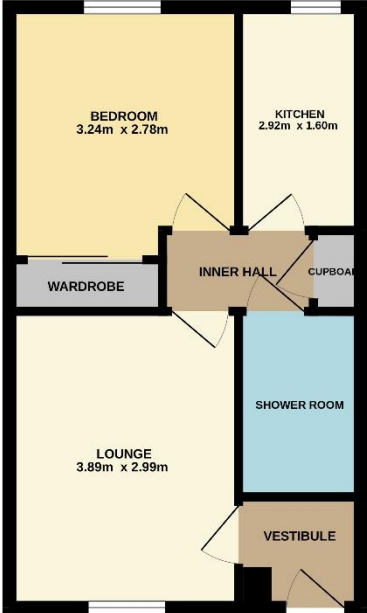
Centrally located between the Grampian Mountains and the coast there are numerous opportunities within easy reach for outdoor pursuits including local golf courses, fishing, hill walking in the Angus Glens and cycling set amid wonderful countryside. The Attic is a popular drop in centre for local youths, making Brechin an ideal environment for a full family life.



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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Issue with Energy Code



Included in the sale are all carpets and floor coverings, window blinds and curtains where fitted, integrated hob and oven, free standing fridge freezer and washing machine.

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.