



**Flat 4 Abbotsford, High Street,  
Edzell, DD9 7TF**

**Fixed Price £195,000**

Contact Solicitors to arrange an  
appointment to view

01382 203000

**Chamber Practice** 



- **Main Door Ground Floor Flat**
- **Walking Distance of All Amenities**
- **Lounge**
- **Dining Kitchen**
- **3 Double Bedrooms**
- **Bathroom**
- **En Suite Shower Room**
- **Gas Central Heating**
- **Double Glazing**
- **Excellent Storage Facilities**
- **Private Garden**
- **Shared Drying Green**
- **Allocated Parking**
- **Absolute Move in Condition**

The Chamber Practice are delighted to bring to market this beautifully presented main door ground floor flat, forming part of a purpose built detached block of 4 flats set back from the main road, 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.

Accommodation comprises: entrance vestibule with door to hallway which has built in storage facilities and connecting doors to all rooms; bright and airy lounge with windows to front and side; beautifully appointed kitchen fitted with a range of shaker style base and wall mounted units with contrasting worktops incorporating breakfast bar overlooking lounge, integrated electric hob, double oven, fridge freezer and dishwasher, complementary splashback tiling and storage cupboard; partially tiled bathroom with W.C., wash hand basin and bath with mains fed shower over, built in storage facilities, wall mounted medicine cabinet and heated towel rail; master bedroom with built in wardrobes and connecting door to en suite shower room, and two further double bedrooms, one of which has built in wardrobes. Externally there is an area of private garden ground to the side, shared drying green to the rear and one allocated parking space.

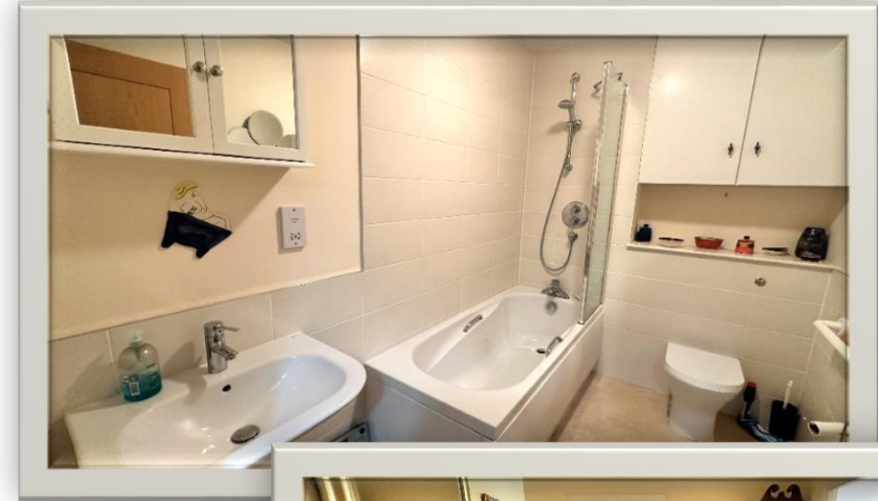
Practical benefits include double glazing, gas central heating, excellent storage facilities, quality floor coverings and neutral décor throughout.

This particular property is in absolute move in condition and will appeal to a variety of purchasers. Early viewing is essential to avoid disappointment.

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  
98.0 sq.m. approx.



TOTAL FLOOR AREA : 98.0 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, window blinds where fitted, integrated appliances and garden shed.*

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.