



Dunearn, 1 Bog Road, Brechin, DD9 7AL

OFFERS OVER £230,000

Contact Solicitors for an
appointment to view or
telephone seller direct outwith
office hours

07891227159

Chamber Practice 



- **Detached Villa**
- **Sun Porch**
- **Hallway**
- **Lounge & Sitting Room**
- **Dining Room**
- **Large Kitchen**
- **Shower Room**
- **3 Bedrooms**
- **DG & GCH**
- **Integrated Appliances**
- **White Goods**
- **Excellent Storage Facilities**
- **Mature Gardens**
- **Driveway & Garage**
- **Ideal Family Home**

The Chamber Practice are delighted to bring to market this deceptively spacious detached villa situated in a quiet, sought after location walking distance of many local amenities including town centre, local shops, Health Centre and Library.

The subjects are in good decorative order throughout and benefit from generously proportioned rooms, double glazing and gas central heating.

Ground floor accommodation comprises: sun porch with built in seating and storage; bright and spacious lounge with focal fireplace, recessed display with storage below and archway to dining room which has connecting door to kitchen; large kitchen fitted with a range of base and wall mounted units with complementary worktops and contrasting splashbacks, integrated gas hob and double electric oven, free standing fridge freezer, under counter dishwasher, washing machine and tumble dryer and glazed external door to rear; charming sitting room with French doors leading to garden; fully tiled shower room with W.C., fitted vanity/storage units and corner shower cubicle housing mains fed shower, wall mounted illuminated mirror and heated towel rail; master bedroom with fitted wardrobes; and single bedroom. On the upper floor there is a spacious double bedroom with large walk in storage/dressing room/office; and a spacious linen cupboard with shelving. Externally there are extensive fully enclosed mature gardens with outhouse and greenhouse and a driveway and timber garage providing ample off street parking facilities.

This particular property will make an ideal family home 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.



Chamber Practice 

Dundee: 01382 203000

Brechin: 01356 622289

Cupar: 01334 658222

www.thechamberpractice.co.uk

contact@thechamberpractice.co.uk





GROUND FLOOR
108.0 sq.m. approx.



1ST FLOOR
15.0 sq.m. approx.



Included in the sale are all carpets and floor coverings, window blinds and curtains where fitted, light fittings, integrated appliances and white goods.

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.