



7A Trinity Road, Brechin, DD9 6BE

Offers Over £90,000

Contact Solicitors for an
appointment to view or Telephone
Seller direct outwith office hours

07801943984

Chamber Practice 



Fantastic opportunity to purchase this beautifully presented main door first floor flat situated in a well established residential area within walking distance of many amenities including schools, supermarket, convenience stores, take-aways and public transport links. Brechin town centre with its wide range of amenities is also within easy reach.

The subjects are in immaculate condition throughout and benefit from generously proportioned rooms, double glazing, gas central heating, neutral décor, quality floor coverings and excellent storage facilities.

Accommodation comprises: entrance hallway with storage cupboard and connecting doors to all rooms, bright and airy lounge with front facing window; well appointed dining kitchen fitted with a range of base and wall mounted units with complementary worktops and splashback tiling, integrated gas hob, electric oven, microwave, fridge, freezer and dishwasher, ample space for table and chairs; bathroom with 3 piece suite incorporating W.C., wash hand basin and bath with shower mixer tap, attractive tiling and heated towel rail; and two generous double bedrooms with built in mirrored wardrobes.

Externally there is a well maintained drying green to the rear.

This particular property would make an ideal starter home and early viewing is highly recommended.

- **Main Door First Floor Flat**
- **Walking Distance of Many Amenities**
- **Lounge**
- **Dining Kitchen**
- **Integrated Appliances**
- **Bathroom**
- **2 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Drying Green**
- **Absolute Move in Condition**
- **Excellent First Time Buy**



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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

