



25C High Street, Brechin, DD9 6ES
Offers Over £70,000

Contact Solicitors for an
appointment to view
01382 203000

Chamber Practice 



The Chamber Practice are delighted to bring to market this spacious and versatile 3 bed flat situated in a quiet location, back from the main street in the heart of Brechin, within walking distance of all amenities.

Accommodation comprises hallway with built in storage facilities, connecting doors to all rooms and staircase to attic; bright and spacious lounge/kitchen with tiled fireplace, fitted base and wall mounted kitchen cabinets with contrasting worktops and splashback tiling, integrated electric hob and oven and storage cupboard; bathroom with W.C., vanity unit with inset wash hand basin and bath with shower mixer tap over, attractive wet wall panelling; 2 spacious double bedrooms with ample space for free standing furniture; and a single bedroom with built in wardrobe.

Benefits include gas central heating, period features, plentiful storage and lovely views over the rooftops from the south facing windows.

This particular property will appeal to a variety of purchasers and early viewing is recommended.

- **Central Location**
- **Walking Distance of Many Amenities**
- **Open Plan Lounge/Kitchen**
- **3 Bedrooms**
- **Bathroom**
- **Gas Central Heating**
- **Period Features**
- **Plentiful Storage**
- **Ideal Family Home**
- **Excellent Buy to Let Investment**



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.

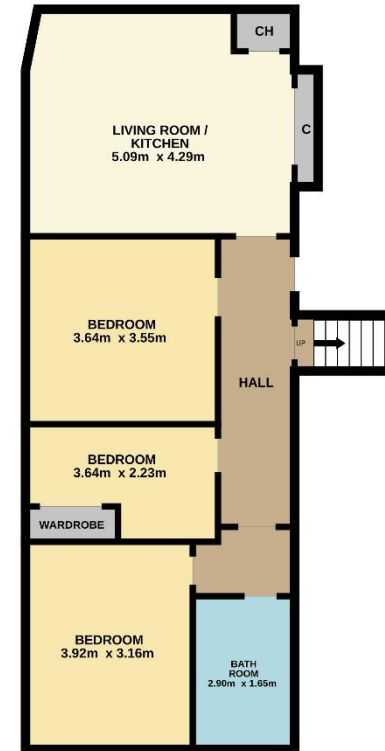
Brechin features a wealth of history fundamental to the development of Scotland over the centuries with its Cathedral and round tower. Brechin offers a wealth of amenities including primary and secondary schools, a health centre, local shops, the Brechin Community Campus at Brechin High School with football 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.





GROUND FLOOR
77.0 sq.m. approx.



TOTAL FLOOR AREA: 77.0 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.
Made with Microplan 6.0.2025

Included in the sale are all carpets and floor coverings and integrated appliances.

Chamber Practice

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