



The Cottage | 26 Trinity Road | Brechin | DD9 6BJ

Offers Over £179,000

Home Report Value £190,000

MAY PART EXCHANGE

T. DUNCAN & CO.

Solicitors • Estate Agent





The Cottage, 26 Trinity Road | Brechin | DD9 6BJ

Offers Over £179,000

This superb newly renovated 2 bedroom cottage is set within the centre of Brechin and viewing is a must. Finished to a high standard this delightful cottage offers a warm welcome on entry. There has been the addition of a front porch which now offers a cloaks area with mirror and shelving and from here as you enter the open plan lounge/kitchen you are met with the feature stone fireplace incorporating a cosy wood burner. There is access from the lounge to a secluded patio area, ideal for the addition of a sunroom. The country style kitchen has been finished with wooden worktops and has integrated appliances. There are two double bedrooms, both with built-in wardrobes, and a luxurious bathroom with over the bath shower, vanity units, large mirror and modern wet wall. Outside is a large driveway providing parking for several cars and an area suitable for a garage. The remaining garden will be turfed.

- Traditional Cottage
- Porch: 5'7 x 5'2 (1.74m x 1.58m)
- Lounge/Kitchen: 26'2 x 14'0 (8.0m x 4.248m)
- Bedroom 1: 15'1 (longest) x 12'2 (4.61m x 3.72m)
- Bedroom 2: 9'8 x 8'7 (3.m x 2.65m)
- Bathroom: 5'5 x 10'2 (1.69m x 3.12m)
- Wood burning stove
- Gas central heating & double glazing
- Carpets and flooring
- Secluded patio area
- Large driveway with room for garage
- Turfed garden



Entry is via a quaint front porch which offers an ideal space for coats and shoes with a side facing window, cloaks area with mirror and shelving.

An oak door leads into a welcoming lounge which is open plan into the kitchen.

The lounge has two front facing windows, and a side door giving access out into a secluded patio area. There is a stone fireplace and hearth incorporating a cosy wood burning stove, radiator and ample power points.

The kitchen has front and rear facing windows and has been finished with modern vinyl flooring and is fitted to base and wall units with coordinating wooden work surfaces incorporating a 1½ stainless steel sink with a mixer tap.

There is a stainless steel electric oven, hob, splashback and extractor hood above, an integrated fridge freezer, washing machine, ample power points and a radiator.

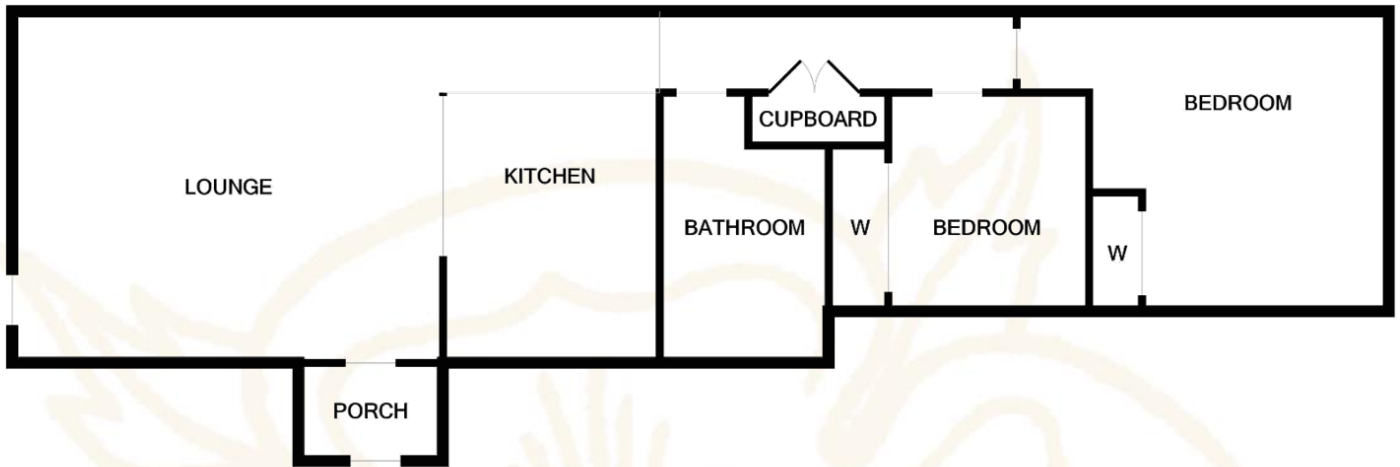
The hallway, with rear facing window and double storage cupboard housing the gas central heating boiler, leads to the bathroom and 2 double bedrooms.

The bathroom has a front facing Velux window and comprises of a three piece white bathroom suite with over the bath shower and modern vanity unit to the wash hand basin and wc with large mirror behind. There is modern wet wall to the shower area, a heated towel rail, spotlights, expel air and vinyl flooring.

The master bedroom has both front and rear facing windows and a double shelved and hanging wardrobe with sliding mirror doors.

Bedroom 2 is front facing with a double shelved and hanging wardrobe with sliding doors.

Outside the cottage is set within a generous size garden bordered by a stone wall with stone chipped driveway leading to a large parking area and area suitable for a wooden shed or, with the relevant permissions, the addition of a garage. The garden area to the front and side of driveway will be turfed and there is a secluded patio area to the west side of the cottage which could be an ideal space for a conservatory or summer house.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, flooring & light fittings incl.

Local Authority: Angus Council

Council Tax Band: TBA

Post Code: DD9 6BJ

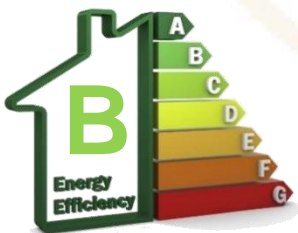
Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent

T. DUNCAN & CO.
 Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com



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