

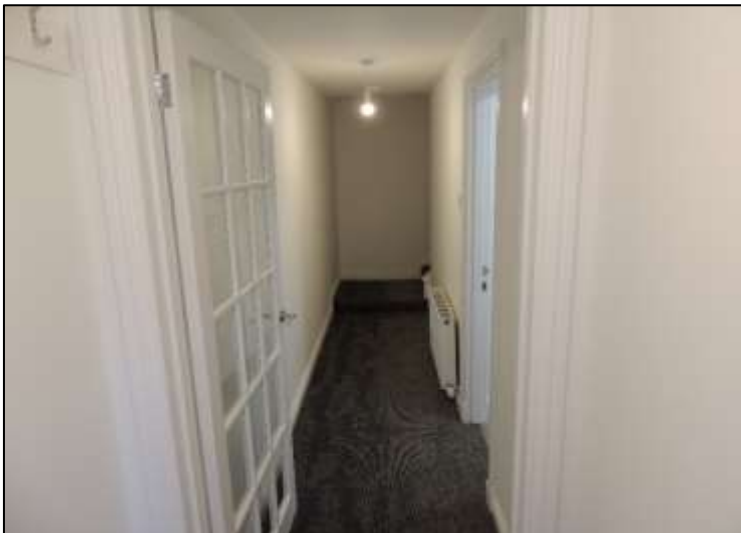


90 City Road | Brechin | DD9 6DL

**Offers Over £120,000**

End Terraced House with a substantial Garage

**T. DUNCAN & CO.**  
Solicitors • Estate Agent





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We have for sale this unique opportunity to purchase a two-bedroom end terraced house with a substantial garage. An ideal opportunity for an investor to develop the garage with the appropriate building applications or a rental investment. Perfect for anyone looking for bigger garage space or expanding their business with living accommodation on site.

The property has been recently decorated throughout and benefits from gas central heating and double glazing (shower window is single glazed). Comprising of shower room, two bedrooms, kitchen and lounge.

The garage measures approximately 32.5m x 8.5m = circa 275m<sup>2</sup>.

- End Terraced House
- Shower Room: 4'5 x 11'5 (1.36m x 5.32m)
- Lounge: 12'3 x 11'3 (3.75m x 3.46m)
- Master Bedroom: 9'8 x 14'10 (3.00m x 4.57m)
- Bedroom 2: 11'5 x 11'0 (3.50m x 3.38m)
- Kitchen: 9'4 x 8'8 (2.87m x 2.69m)



**Entrance Hall:** uPVC door leads into the vestibule, electric meter and glass panel door opens into the hallway with radiator.

**Shower Room:** Comprising of three-piece suite with walk in shower and is tiled from floor to ceiling, wash hand basin, toilet, radiator, tiled floor, single glazed window, cupboard housing gas boiler and meter, undercounter space for plumbed in washing machine, two storage cupboards with coordinating work top.

**Lounge:** Glass panel door into the lounge, double glazed window, radiator, tv point and sockets.

**Master Bedroom:** Double glazed window and radiator.

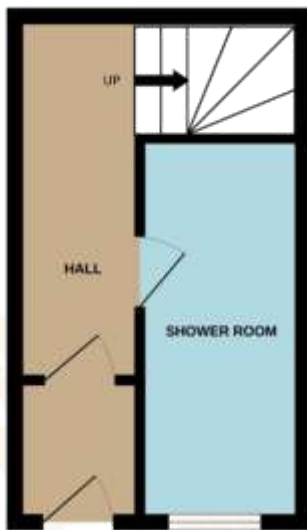
**Bedroom 2:** Front facing with double glazed window and radiator.

**Kitchen:** Fitted to modern base and wall units with coordinating worktops incorporating stainless steel sink with mixer tap, hob, new oven, extractor fan, glass splash back, Velux window and radiator.

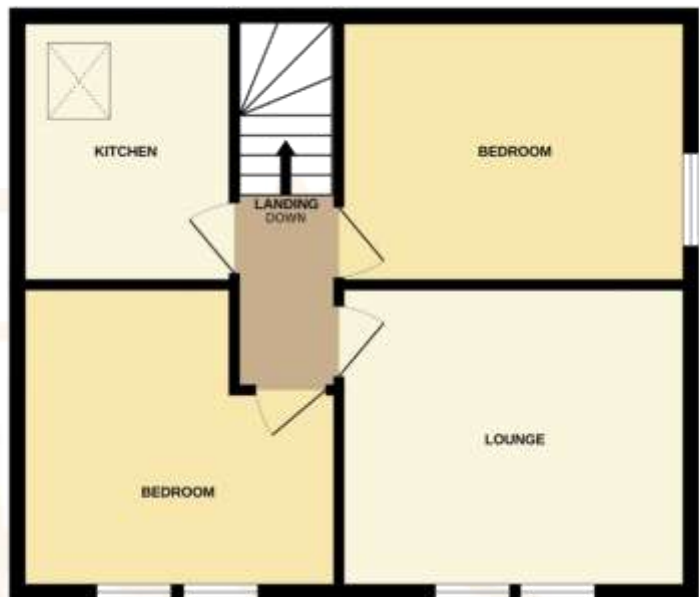




GROUND FLOOR  
17.3 sq.m. (188 sq.ft.) approx.



1ST FLOOR  
45.9 sq.m. (494 sq.ft.) approx.



TOTAL FLOOR AREA : 63.1 sq.m. (680 sq.ft.) 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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**Services:** Gas Central Heating and Partial Double Glazing

**Fixtures & Fittings:** Carpets, blinds & light fittings.

**Local Authority:** Angus Council

**Council Tax Band:** A

**Post Code:** DD9 6DL

**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



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*N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule.*

For a free no obligation valuation of your own property call our Property Department on 01674 672353.