



5 Drumachlie Park | Brechin | DD9 7BP  
Offers Over £155,000

T. DUNCAN & CO.  
Solicitors • Estate Agents







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**Offers Over £155,000**

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This beautifully presented extended semi-detached villa is located in a popular residential location within the Cathedral City of Brechin. The 'city' of Brechin is situated on the banks of the River South Esk in rural Angus and provides a wide range of services including shops, supermarkets and train station. The A90 dual carriageway which connects to major routes north and south is within easy reach.

The property has been thoughtfully extended and is in excellent ready to live in condition throughout. The subjects comprise two good sized Lounge/Sitting Rooms, spacious modern kitchen/dining, three good sized double bedrooms with fitted wardrobes, modern bathroom with roll top bath and modern shower room on the ground floor. The subjects benefit from quality gas fired central heating with combi boiler and double glazing.

Monoblock driveway to front with parking for several vehicles leading to a wrought iron gate to the large shed and the fully enclosed rear garden which is laid out with artificial grass and has patio area. Only with viewing will the purchaser appreciate the quality of this spacious family home being offered for sale.

- Semi-Detached Extended Villa
- Lounge & Sitting Room
- Spacious Kitchen/Dining
- Downstairs Shower Room
- 3 Double Bedrooms
- Modern Bathroom
- Large Driveway
- Gardens & Shed





**Vestibule;** UPVC Door and leads to hallway.

**Hallway:** Attractive Wood panelling to dado height. Fitted storage cupboard. Staircase to upper floor accommodation

**Sitting Room/Family Room:** Approx. 2.3m x 4.5m. Bright and public room with two double glazed windows.. French doors leading to rear garden.

**Kitchen/Dining** Approx. 5.5mx2.9m. Excellent sized kitchen/ dining with double glazed window looking to rear. Fitted with a range of modern floor and wall units with integral oven, hob and extractor hood. Ample space for table and chairs. Large Fridge Freezer (which may be available by separate negotiation).

**Downstair Shower Room:** Approx. 1.9m x 1.5m. Fitted with modern three piece white suite incorporating WC, wash hand basin with storage cupboard underneath and large shower.

**Lounge:** Approx. 3.9m x 4.1m. Bright, spacious and beautifully presented public room with double glazed window looking to front of property. Projector large pull-down screen (may be available by separate negotiation).

**Upper Floor Landing:** Hatch to loft space with substantial pull-down ladder. The loft is fully floored and is currently laid out as a bar with sitting area

**Bedroom 1:** Approx.3.7mx3.9m(widest point). Bright and spacious double bedroom with mirror fronted double fitted wardrobes. Double glazed window looking to front..

**Bedroom 2:** Approx.3mx3.9. Another excellent sized double bedroom with double fitted wardrobe. Double glazed window.

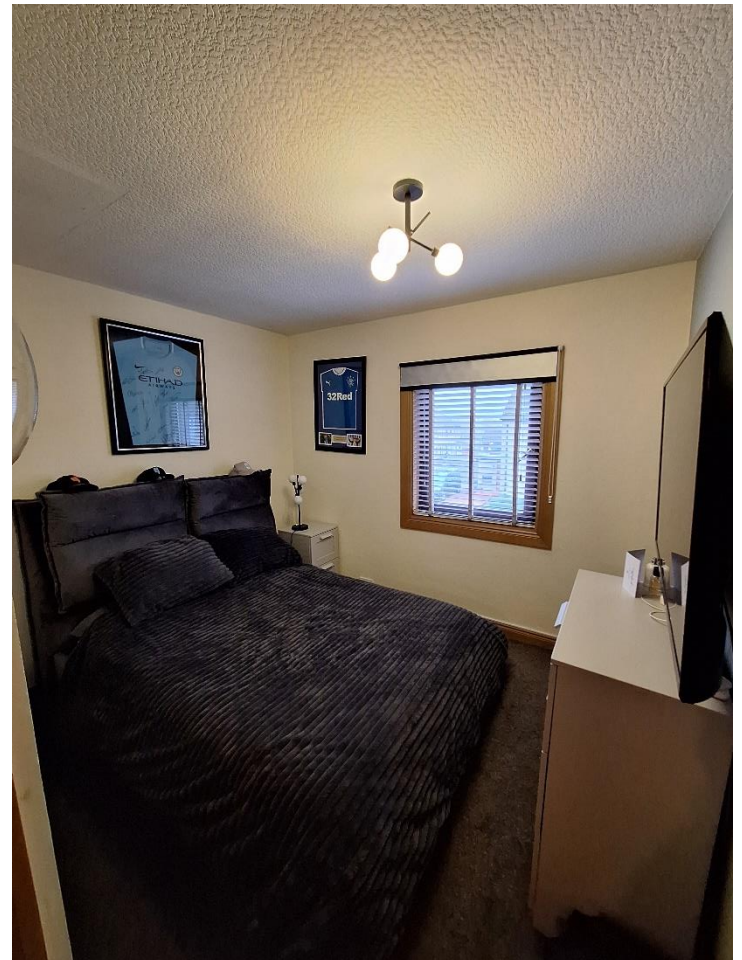
**Bedroom 3:** Approx. 3.3m x 3.1m. Good sized double bedroom with double glazed window to rear. Double fitted wardrobe.

**Bathroom:** Approx.2.2mx1.7m Double glazed window to rear. Three piece suite incorporating WC, wash hand basin and roll top bath.

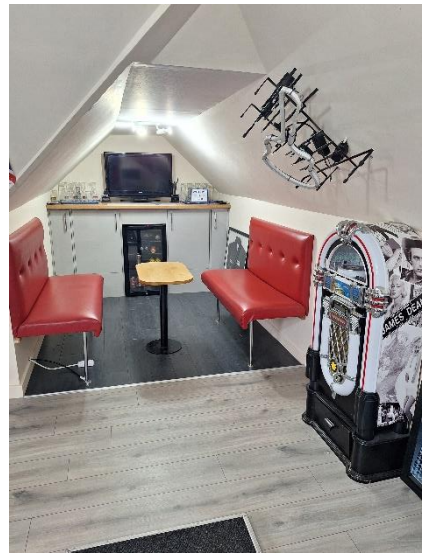
**Outside:** The front garden is laid out in monoblock with parking for several vehicles. Gate to side leads to a large shed and the fully enclosed rear garden has been beautifully landscaped.













While every attempt has been made to ensure the accuracy of the floor plan and other details, measurements of rooms, fixtures, fittings and any other items are approximate and are not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Please note that this is a draft floor plan and is not intended to be used for any other purpose.

**Services:** Gas Central Heating

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

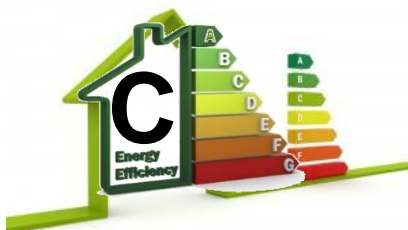
**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD9 7BP

**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 of their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.*