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19 Bearehill Loan | Brechin | DD9 6XG

Offers Over £175,000

T. DUNCAN & CO.

Solicitors • Estate Agent







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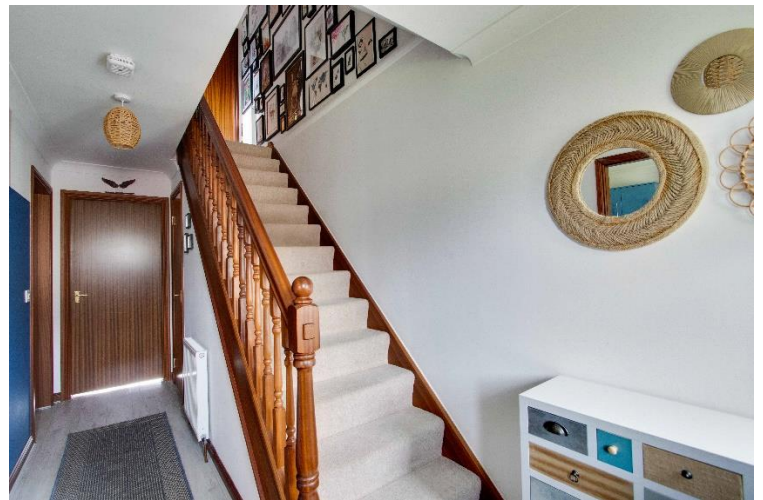
This deceptively spacious semi-detached family villa is located in a sought-after residential location in the Cathedral City of Brechin. Brechin offers a wide range of amenities and services, including supermarkets, primary schools and Community Campus and is ideally placed providing convenient access to the A90 dual carriageway which connects to major routes north and south. Aberdeen and Dundee are within comfortable commuting distance.

The property offers spacious, modern accommodation on two floors and is in excellent ready to live-in condition throughout. The subjects benefit from gas fired central heating, double glazing, two excellent sized double bedrooms with large fitted wardrobes, modern fitted kitchen with integral oven, hob and extractor hood, modern bathroom and Cloakroom/WC. In addition, there is a garage with electric door and fully enclosed rear garden laid out with ease of maintenance in mind.

Only with viewing will the purchaser appreciate the spacious and well proportioned accommodation being offered for sale.

- Semi-Detached Villa
- Lounge with French Doors
- Modern Kitchen
- Downstair WC/Cloakroom
- 2 Double Bedrooms
- Family Bathroom
- DG & GCH
- Gardens & Garage





- Hallway:** Double glazed window to front. Wooden exterior. Staircase to upper floor accommodation. Large understair storage cupboard housing the fuse box.
- Lounge:** Approx. 4.5x3.8m. Bright and spacious lounge with double glazed window with venetian blind looking over rear garden and double glazed French doors with venetian blinds leading to rear garden. Laminate flooring.
- Kitchen:** Approx. 3.5mx2.3m. Modern kitchen with a range of base and high-level storage units with integral oven, gas hob and extractor hood. Plumbed for washing machine and dishwasher. Space for fridge and freezer. Double glazed window to front.
- Cloakroom:** Approx. 1.3mx2.3. Frosted Double glazed window. Fitted with white two piece suite comprising WC and wash hand basin. Spotlights.





**Hallway:** Large cupboard currently housing the tumble dryer. Hanging rail and shelving.

**Bedroom 1:** Approx. 4.3mx3.3m. Excellent sized double bedroom with double glazed window looking to front. Double fitted walk-in wardrobe. Further large storage cupboard with shelving and hanging rail.

**Bedroom 2:** Approx. 3.9mx2.7m. Spacious double bedroom with double glazed window to rear. Triple fitted wardrobe with shelving and hanging rail.

**Bathroom:** Approx. 2.3mx2.2m. Modern bathroom with three piece fitted suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Extractor fan.







**Outside:** Driveway leads to the single garage currently split to provide a workshop area which is insulated, lined and has electricity. The rear garden is laid out in lawn and fully enclosed. Pathway to side with gate access to the front garden.



**Services:** Gas Central Heating and Double Glazing

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

**Local Authority:** Angus Council

**Council Tax Band:**

**Post Code:** DD9 6XG

**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*