



Flat 2, 20 Cross Keys Close | Brechin |

Offers Over £85,000 (HR Valuation £100,000)

T. DUNCAN & CO.

Solicitors • Estate Agents





| Flat 2, 20 Cross Keys Close, Brechin | DD9 6EX

Offers Over £85,000 (HR Valuation £100,000)

This well presented two floor apartment 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 primary and secondary schooling. The A90 dual carriageway which connects to major routes north and south is within easy reach.

The property has been thoughtfully modernised whilst retaining much of the character and charm of the original dwelling and is in ready to live in condition throughout. The subjects comprise, spacious lounge/kitchen/dining with feature exposed stonework, two good sized double bedrooms, further box room/study off Bedroom 2 and modern shower room. The subjects benefit from quality gas fired central heating with combi boiler and partial double glazing.

Only with viewing will the purchaser appreciate the character and charm of the subjects being offered for sale.

- Upper Floor Apartment
- Spacious Lounge/Kitchen/Dining
- Shower Room
- 2 Double Bedrooms
- Box Room/Dressing Room
- Gas Central Heating – EPC C



Lounge/Kitchen: Approx. 6.4mx6.3m. Spacious open plan room with feature Georgian style double glazed windows and exposed stonework. Kitchen is fitted with a range of modern base and high level storage units with integral double oven and electric hob. Plumbed for automatic washing machine. Space for tumble dryer. Inset downlighters. Space for fridge freezer. Lounge has two double glazed Double Glazed Georgian style windows looking to front. Staircase to upper floor accommodation

Inner Hallway: Cupboard housing central heating boiler and fuse box.

Shower Room: Approx. 1.8mx3. Fitted with three piece white suite comprising WC wash hand basin and gas shower.

Bedroom 2: Approx. 3.3mx4.1m. Spacious double bedroom with double glazed window to side.

Box Room: Approx 1.8mx3.4. Hatch to loft space. Would be ideal as a dressing room/study





Master Bedroom: Approx. 4.7mx4m. Located on the upper floor. Excellent sized open plan double bedroom with two Velux windows. Inset downlighters. Smoke alarm.



Services: Gas Central Heating

Fixtures & Fittings: Carpets, blinds & light fittings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD9 6EX

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

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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 a draft Schedule.

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