



8 Mountskip Road, Brechin | DD9 6BY

Offers Over £140,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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Set in the historic and welcoming town of Brechin, this well-maintained three-bedroom terraced villa offers a spacious and comfortable family home. Brechin is renowned for its rich heritage, including the iconic Brechin Cathedral and a variety of local amenities, schools, and transport links, making it an ideal location for families or professionals alike.

The property boasts gas central heating and double glazing throughout, ensuring warmth and efficiency all year round. Inside, the accommodation is generously proportioned, providing versatile living spaces for modern living. Outside, a fully enclosed rear garden offers privacy and a safe space for children or pets, while off-street parking to the front adds convenience for homeowners and visitors alike.

This delightful villa combines comfort, practicality, and a prime location, making it a must-see for those seeking a move-in-ready home in Brechin.

- Terraced Villa
- Spacious Lounge
- Modern Kitchen/Dining
- Family Shower Room
- 3 Bedrooms
- GCH & DG
- Gardens & Driveway
- EPC Band C



Entrance Hall

Accessed via the front door with built-in storage cupboard. Staircase leading to the first floor.

Lounge

Approx. **3.50m x 5.50m (11'6" x 18'1")**

A generously proportioned reception room with ample space for both seating and dining furniture. Window overlooking the front/rear (as applicable).

Kitchen

Approx. **3.00m x 4.50m (9'10" x 14'9")**

Spacious kitchen with room for a range of base and wall units and appliances. Window to the rear and door access from the hall.



First Floor Landing

Central landing providing access to all bedrooms and the shower room. Built-in storage cupboards.

Bedroom 1

Approx. 5.00m x 3.00m (16'5" x 9'10")

A large double bedroom with space for freestanding furniture.

Bedroom 2

Approx. 3.50m x 3.00m (11'6" x 9'10")

Another well-proportioned double bedroom.

Bedroom 3

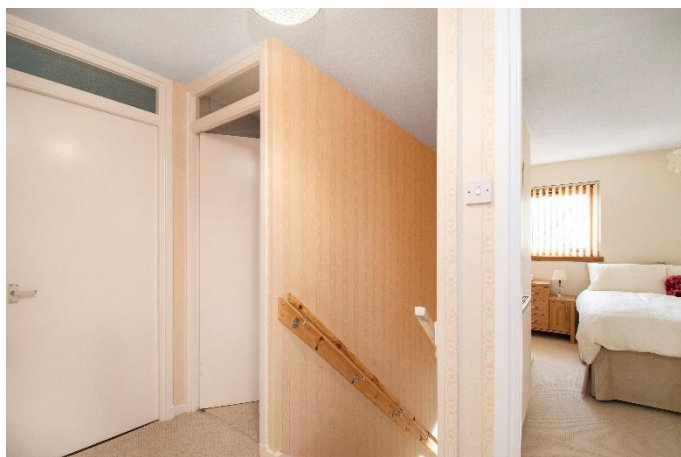
Approx. 2.40m x 3.00m (7'10" x 9'10")

Small double bedroom suitable for a child's room, home office or guest room.

Shower Room

Approx. 2.70m x 2.50m (8'10" x 8'2")

Fitted with a shower enclosure, WC and wash hand basin.



Outside

To the rear of the property is a fully enclosed garden, laid out for ease of maintenance. The garden incorporates a lawn, patio area ideal for outdoor seating, and a garden shed. There is monoblock driveway to front with ample space for off street parking.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix 5/2006

Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Carpets, floorcoverings and blinds

Local Authority: Angus

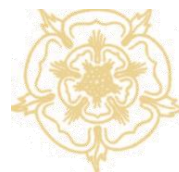
Council Tax Band: B

Post Code: DD9 6BY

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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