



33 Gellatly Place | Brechin | DD9 6BS

Offers Over £170,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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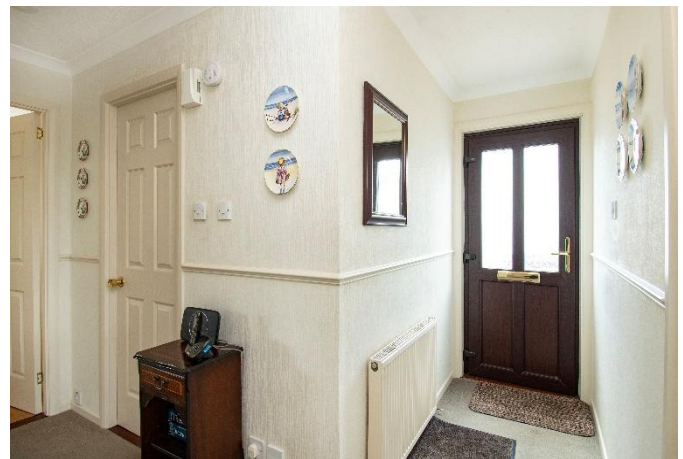
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Situated within a sought after residential location in Brechin, this well presented semi-detached bungalow offers spacious accommodation throughout. The Cathedral City of Brechin is a popular Angus town offering a wide range of amenities including supermarkets, local shops, schooling and leisure facilities, together with convenient transport links to Dundee and Aberdeen. Scenic countryside walks and outdoor pursuits are also available nearby, making the town an attractive place to live.

The subjects comprise a bright lounge with ornate fireplace, modern shower room and three bedrooms, with the main bedroom benefitting from a walk-in wardrobe. The kitchen is fitted with a range of base and wall mounted units together with integral appliances and breakfast bar area.

Externally, the property enjoys a monobloc driveway leading to a single garage with power and light. The gardens have been designed for ease of maintenance with gravel chipped areas, patio seating area, greenhouse and mature hedging providing a good degree of privacy.

- Semi-Detached Bungalow
- Spacious Lounge
- Kitchen/Dining
- 3 Bedrooms
- Shower Room
- GCH & DG
- Gardens, Driveway & Garage
- EPC Band C



### Hallway

The property opens into a welcoming hallway via a UPVC exterior door, with access to the loft space and excellent built-in storage throughout. The hallway also provides access to a useful fitted cupboard housing the Worcester combi boiler with additional shelving, along with two further storage cupboards, one shelved and one providing coat storage whilst also housing the fuse box and electricity meter.

### Lounge – 4.87m x 4.10m (16'0" x 13'5")

The spacious lounge enjoys a large double glazed window to the front, allowing for plenty of natural light, and features an ornate fireplace with marble hearth and electric fire creating an attractive focal point.

### Kitchen – 2.69m x 3.13m (8'10" x 10'3")

The kitchen is fitted with a range of base and wall mounted storage units and features an integral electric oven and microwave, plumbing for an automatic washing machine, extractor hood, tiled splashback and breakfast bar. A double glazed window overlooks the rear.

### Main Bedroom – 2.79m x 4.36m (9'2" x 14'4")

The main bedroom overlooks the rear garden through a double glazed window and benefits from a spacious walk-in wardrobe fitted with shelving and hanging rails.

### Bedroom Two – 2.88m x 2.99m (9'6" x 9'10")

Bedroom Two is positioned to the front of the property and includes a double glazed window together with a fitted double wardrobe complete with hanging rail and shelving.

### Bedroom Three – 2.27m x 3.13m (7'5" x 10'3")

Bedroom Three is another well-proportioned room with a double glazed window to the rear.



**Shower Room – 1.81m x 2.08m (5'11" x 6'10")**

The shower room is fitted with a large shower cubicle with electric shower, WC and wash hand basin set within fitted vanity units. Finished with tiled and wet wall panelling, the room also benefits from a fitted mirror, frosted double glazed window, extractor fan, inset downlighters and panelled ceiling.



## External

Externally, the property benefits from a monobloc driveway providing off-street parking for a number of vehicles and leading to the single garage fitted with an up-and-over door. The garage is equipped with both power and lighting. The rear garden has been designed for ease of maintenance, incorporating gravel chipped areas and a patio seating area. Additional features include a rotary clothes dryer and greenhouse, with the garden bounded by timber fencing and mature conifer hedging providing a good degree of privacy. The front garden is laid mainly in gravel chips for ease of maintenance and is bounded by a low-level stone dyke.

GROUND FLOOR



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

**Fixtures & Fittings:** Carpets, floorcoverings and blinds

**Local Authority:** Angus

**Council Tax Band:** D

**Post Code:** DD9 6BS

**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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