



25 Golf Road Park, Brechin | DD9 6YJ

Offers Over £160,000

T. DUNCAN & CO.

Solicitors • Estate Agents





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Enjoying a pleasant position with attractive open views from the rear across the surrounding countryside, this well-presented semi-detached bungalow offers comfortable, single-level living in a peaceful setting. The property provides bright, spacious accommodation ideally suited to a wide range of purchasers, including couples, downsizers and retirees.

The accommodation comprises an entrance vestibule, welcoming hallway, generously proportioned lounge with feature fireplace, modern fitted kitchen with dining area, two double bedrooms with fitted wardrobes, a contemporary shower room, and a delightful conservatory overlooking the rear garden. The layout is practical and versatile, with ample storage throughout, including a floored loft accessed via a Ramsay ladder.

A particular highlight of the property is the conservatory, which provides an excellent additional living space and enjoys an abundance of natural light from its surrounding windows. The bedrooms to the rear benefit from lovely open views over the surrounding countryside, creating a peaceful and attractive outlook.

Externally, the property features a low-maintenance rear garden with paved areas, attractive shrub borders, a substantial timber shed, and a charming summerhouse. To the front, a generous driveway provides off-street parking for several vehicles and leads to a single garage, offering excellent practicality.

Early viewing is highly recommended to fully appreciate the accommodation, attractive outlook, and outdoor space on offer.

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



Entrance Vestibule: UPVC and glazed exterior door. Cupboard housing electricity meter.

Hallway:

Hatch to floored loft space accessed by Ramsay ladder. Shelved storage cupboard.

Lounge: Approx. 3.2mx6.1m

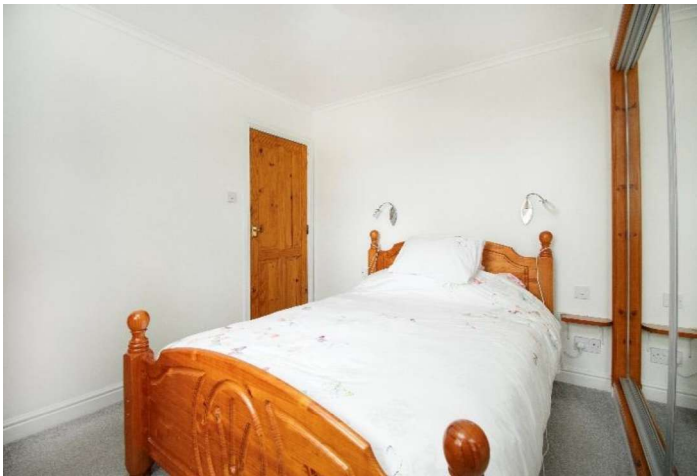
Double Glazed window to front enjoying an open outlook. Wooden fire surround with tiled inset and hearth and electric fire.

Kitchen/Dining: Approx. 3.2mx2.73m

Modern fitted kitchen with integral double oven, gas hob and extractor hood. Double glazed window to front. Plumbed for automatic washing machine and space for fridge freezer and tumble dryer. Space for small table and chairs.

Bedroom 1: Approx. 3.20m x 2.73m

Well proportioned double bedroom with a double-glazed window to the rear, enjoying attractive open views across the surrounding countryside. Excellent storage is provided by a triple mirror-fronted fitted wardrobe complete with shelving and hanging space.



Bedroom 2: Approx. 2.90m x 2.60m

A further bright double bedroom featuring a double-glazed window and a double fitted wardrobe, offering ample storage space.

Conservatory: Approx. 3.5mx2.59m

A bright and spacious conservatory featuring double-glazed windows to all sides, allowing for an abundance of natural light. Wall-mounted lighting. Door providing direct access to the rear garden.

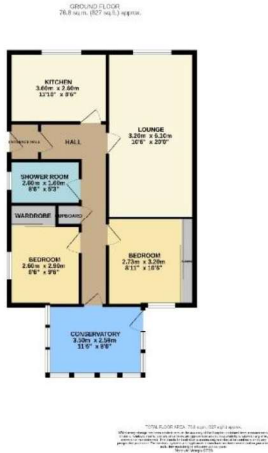
Shower Room: Approx. 2.60m x 1.60m

Well-appointed shower room fitted with a modern three-piece suite comprising WC, wash hand basin set within a vanity unit, and a large shower enclosure with Triton shower. Frosted double-glazed window providing natural light and privacy. Extractor fan. Panelled ceiling with inset downlighters.



External:

The rear garden has been thoughtfully designed for ease of maintenance, featuring paved areas complemented by attractive shrub borders. A substantial timber shed and charming summerhouse provide excellent additional storage and outdoor leisure space. To the front, a generous driveway offers parking for several vehicles and leads to a single garage fitted with an up-and-over door.



Services: Gas Central Heating & Double Glazing

Fixtures & Fittings: Blinds and floorcoverings

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD9 6YJ

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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