



DALHOUSIE STREET

Brechin DD9 7BB

Offers Over £109 500

- 3 Bedroom / 2 Bedroom Plus Study Maisonette Flat With Private Garden
- Situated in the picturesque town of Brechin
- Beautiful 180° Over the Surrounding Countryside
- Bathroom and Shower Room
- Modern Kitchen with Integrated Appliances & New Apha Etech Plus Combi Boiler
- Easy access onto the A90 Dual Carriageway to Dundee, Forfar Or Aberdeen
- Gas Central Heating And Double Glazing Throughout
- Single Extra Length Garage Plus Garden Storage Shed
- Council Tax Band A



PROPERTY DESCRIPTION Situated in a quiet residential street in the picturesque town of Brechin, and centrally located midway between Dundee, Forfar and Arbroath, thereby enjoying easy access to all three locations. This charming market town is steeped in history, and boasts various local attractions including the Caledonian Railway and Brechin Castle to name but a few.

Not a penny needing spent in this large 3 bedroom, 2 bathroom, split level flat. Beautifully redecorated and restored, yet retaining many original period features, this immaculately maintained property enjoys spectacular 180° views over the surrounding countryside. Downstairs accommodation comprises of a large double bedroom with wooden flooring, built in display shelving and cupboards, as well as original wooden window shutters which further adds to the charm and character of this delightful home.

Located off the central hallway is a spacious, light and bright dining kitchen fitted with gas hob, electric fan assisted oven, extractor hood and space for one under counter kitchen appliance complete with plumbing. Great storage by way of numerous modern wall and base units and generous work surface areas. Further accommodation consists of a character filled, family bathroom with three-piece matching bathroom suite comprising of bath, toilet and wash basin, as well as a cosy dining room/study with laminate wood flooring and boasting the same spectacular countryside views.







DIMENSIONS

(All measurements are approximate)

Living Room 6.03m x 4.3m (19'9" x 14'1")

Kitchen 3.9m x 2.6m (12'10" x 8'6")

Bathroom 2.7m x 1.8m (8'10" x 5'11")

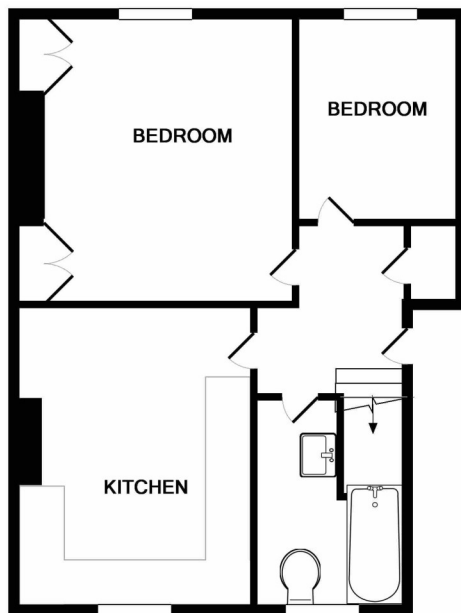
Shower Room 2.1m x 0.8m (6'11" x 2'7")

Bedroom 1 3.9m x 3.4m (12'10" x 11'2")

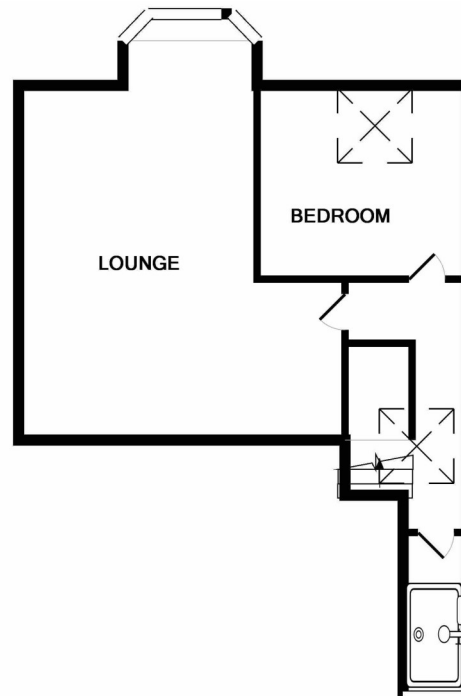
Bedroom 2 2.8m x 2.5m (9'2" x 8'2")

Bedroom 3/ 2.7m x 2.1m (8'10" x 6'11")

Dining Room 8' 10" x 6' 11" (2.7m x 2.1m)



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Sale includes all heritable fixtures & fittings.

Thinking of Selling? RE/MAX Real Estate Centre Dundee would be happy to provide you with a FREE valuation of your property at your convenience.

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Viewing details by appointment through RE/MAX Real Estate Centre Dundee 01382 597 688

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