



THE LOCATION BRECHIN, ANGUS

Set within the heart of Angus in the north-east of Scotland, the cathedral town of Brechin is situated on the banks of the South Esk River and once a city, its lovely cathedral stands central to the town boasting its classic 11th-century tower, a superb visitor attraction.

Brechin Castle Garden Centre is a great attraction and it also incorporates a playpark and nature trail. The Caledonian Railway is also an attraction, a steam locomotive that runs during peak summer times between the Victorian Brechin

Station and the nearby Bridge of Dun on the outskirts of Montrose. Both primary and secondary schooling is available in the area and the centre, there is a range of diverse shopping opportunities and a public library.

The area is set within easy reach of the neighbouring Angus towns of Forfar, Kirriemuir, Arbroath, and Montrose and also within easy commuting distance of both Dundee and Aberdeen including airport and rail travel.



THE PROPERTY

43 MOUNTSKIP CRESCENT

We are delighted to take to the market this impressive semi-detached family home, which has been maintained in excellent decorative order throughout. The property sits on a generous plot, with steps up from the road.

As you enter the property you have the reception hallway, with deep under stair storage cupboard providing access to the comfortably graded staircase, upper level, and access through a glazed panel door into the bright and generous lounge/diner. The lounge/diner provides dual aspect making this

room particularly attractive; with double patio doors to the rear, it truly allows an abundance of natural light to fill this space. The dining area is located to the rear, with the dining area having ample room for a full-size dining table and chairs; patio doors lead out to the conservatory offering an ideal spot for entertaining.

The kitchen is fitted with an excellent range of base and wall units, contrasting worktops with space for several freestanding appliances such as the electric

BEKO free-standing cooker with extractor hood. With a window to the rear overlooking the gardens and a further single door, providing further access to the fully glazed conservatory and rear garden.

Upstairs is the family bathroom with white three-piece suite, MIRA mains mixer shower, glass shower screen, and aqua panelling within. Situated to the front of the property, is the master bedroom which boasts adequate floor space for a range of furniture styles, a deep mid-level wall cupboard with shelving within

and further cupboard. Double bedroom two is located to the rear again with excellent proportions and an elegant finish.

Outside, to the front, there is a shared path, private garden laid to lawn with flower borders and external storage cupboard next to the main door, whilst to the rear, there is a fully fenced garden, with small side gate laid mainly to lawn with a shed and on-street parking.





THE DETAILS

FLOOR PLAN | DIMENSIONS | LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.50m (21'4") x 3.40m (11'2")
Kitchen	3.40m (11'2") x 2.70m (8'10")
Conservatory	3.80m (12'6") x 2.10m (6'11")
Bedroom 1	4.60m (15'1") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 81m²

EPC Rating: E

Extras (Included in the sale): All fitted electric cooker, floor coverings, light fixtures and fittings.

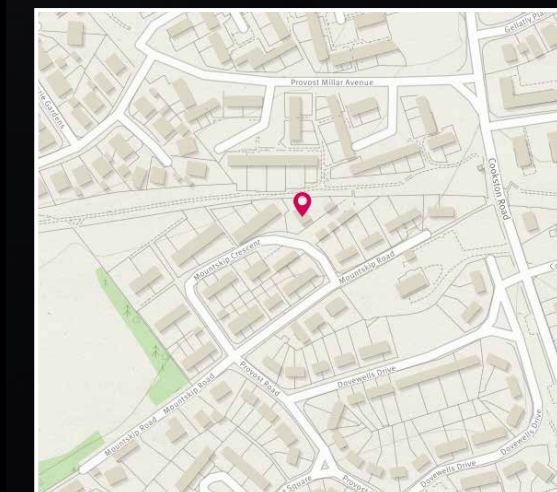


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Solicitors & Estate Agents


Tel. 01382 721 212
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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 Text and description
JANINE MCINTOSH
 Surveyor


 Professional photography
GRANT LAWRENCE
 Photographer


 Layout graphics and design
ALAN SUTHERLAND
 Designer