







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.

The town has its own Scottish League Football team, namely Brechin City Football Club. Both primary and secondary schooling are available in the area and in 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.







An immaculate two double bedroom, first-floor apartment, with a central location.

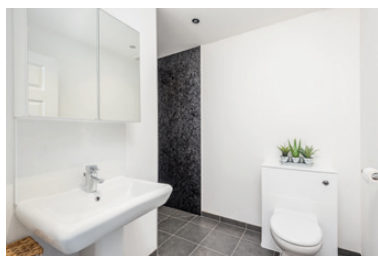
The accommodation comprises of a generous sized open plan kitchen, dining and lounge which has beautiful views over the rooftops. The black high gloss kitchen benefits from wall and base units with integrated appliances. There is plenty of space for a dining table and a large lounge area. This is

a great space for entertaining. The master bedroom benefits from built in wardrobes and an ensuite wet room. The second double bedroom has built-in wardrobes. The bathroom is beautifully presented in wet wall with a bath, overhead shower, basin with wall hung vanity unit and WC.

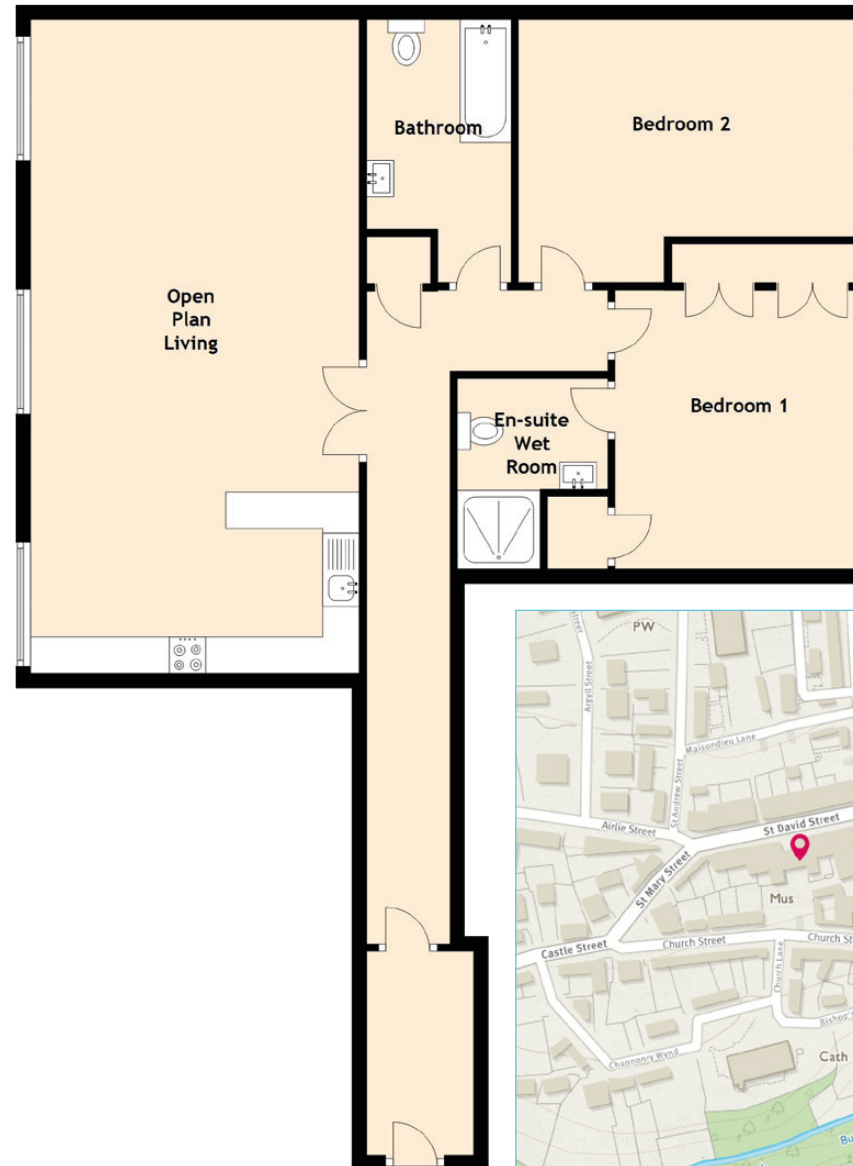
The property benefits from an allocated parking space and secure door entry system.







## THE DETAILS



Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	8.95m (29'4") x 4.50m (14'9")
Bedroom 1	3.82m (12'6") x 3.34m (10'11")
Bedroom 2	4.66m (15'3") x 2.97m (9'9")
Bathroom	3.60m (11'10") x 1.98m (6'6")
En-suite Wet Room	2.61m (8'7") x 2.06m (6'9")

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds and fitted appliances.

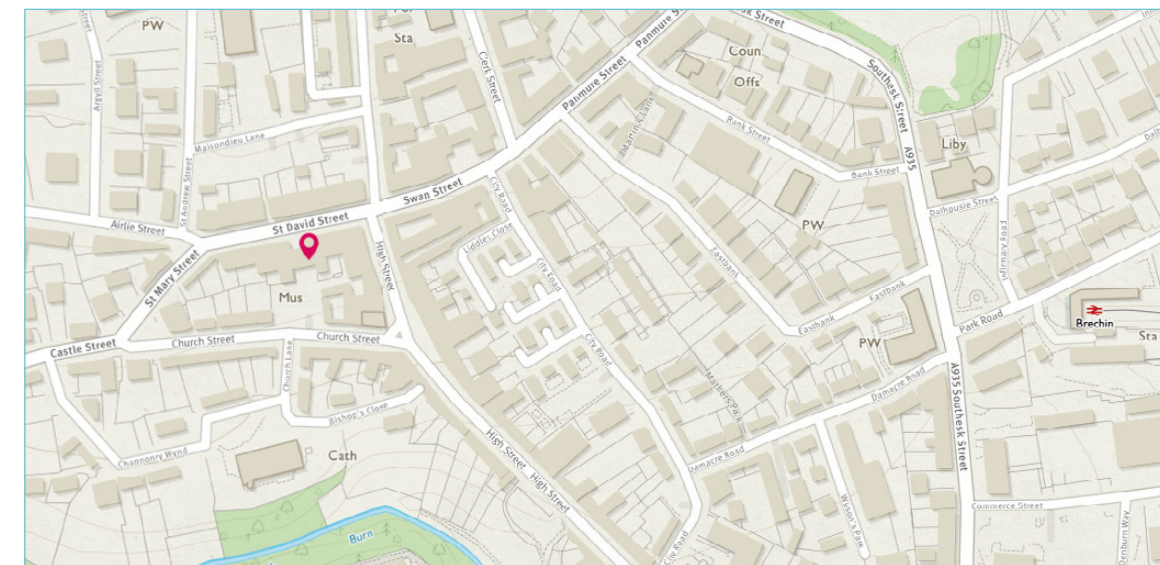


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## VIEW FROM PROPERTY



  
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