



Immaculately presented two-bedroom mid-terraced home in Edzell with spacious lounge, fitted kitchen, modern walk-in shower room and two double bedrooms



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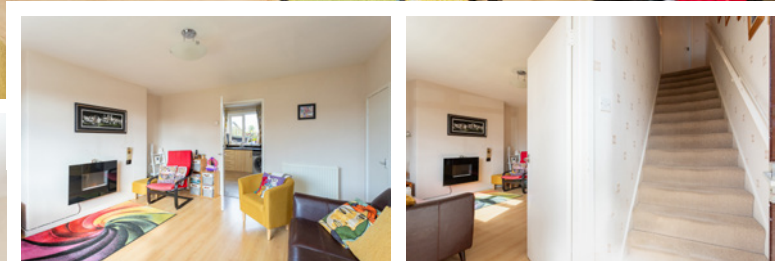


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McEwan Fraser Legal is delighted to offer a potential part exchange, even if you are downsizing. Homes that are ready to walk into with no initial work required continue to attract strong interest, particularly in established residential areas of Edzell. This well-presented mid-terrace property offers a simple, practical layout, private gardens, and two generous double bedrooms. Ready to move into, this mid-terraced home offers bright and comfortable accommodation, private gardens to the front and rear, and is positioned within an established residential area of Edzell. This property will appeal to many types of buyers, seeking a straightforward purchase.

THE LOUNGE



The accommodation is arranged over two levels and offers a practical and easy-to-live-in layout. The lounge is spacious and welcoming, providing ample room for seating and everyday living. Natural light enhances the sense of space, making this a comfortable central room within the home. The kitchen is fitted and functional, offering good storage and workspace for day-to-day use.

THE KITCHEN





On the upper floor, there are two well-proportioned double bedrooms, both offering good space for furnishings and storage. The bathroom is modern in style and fitted with a walk-in shower cubicle, providing a clean and practical finish.

The property is presented in immaculate condition throughout, allowing a purchaser to move in and enjoy the home immediately without the need for further work. This level of presentation is a key factor for buyers looking for simplicity and ease.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

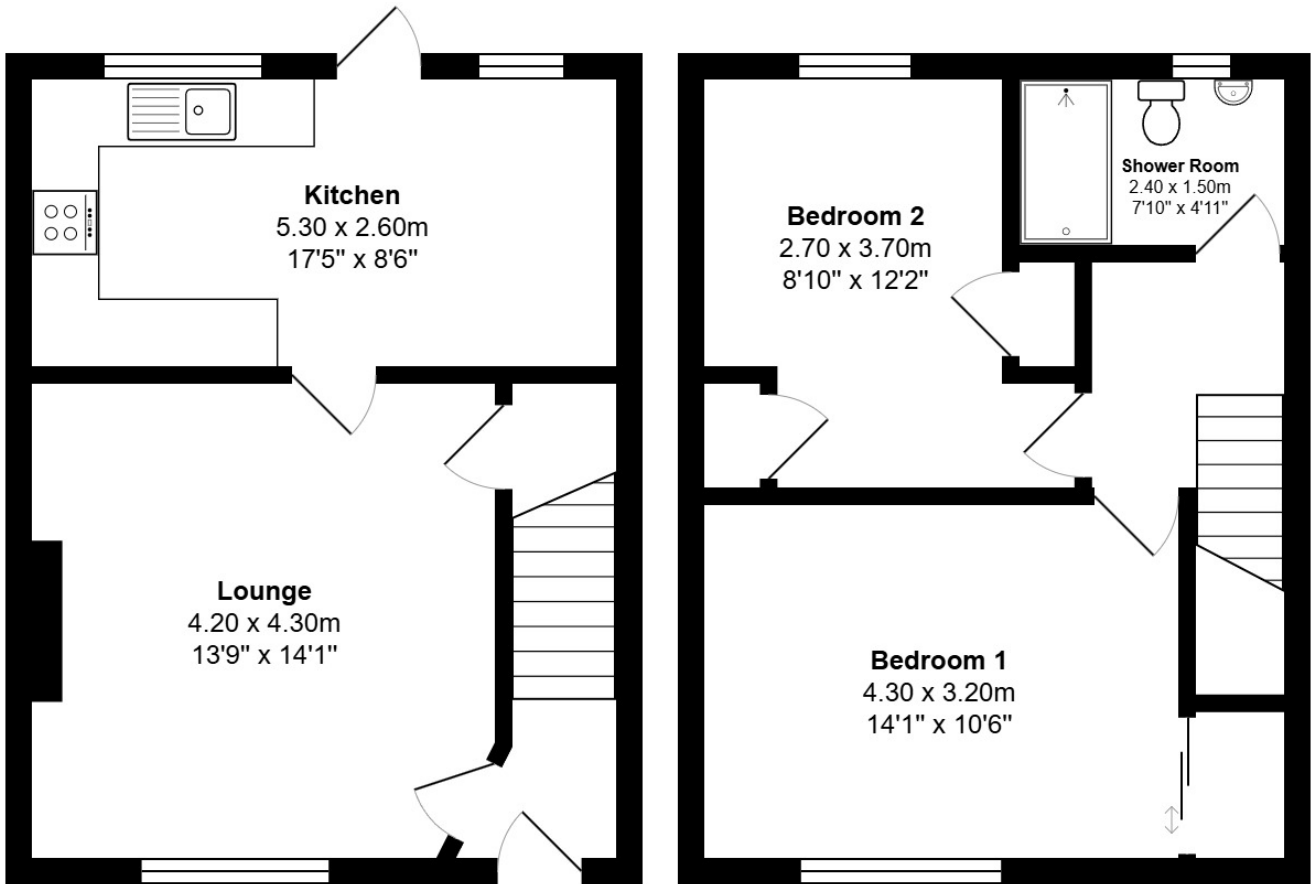


Externally, the property benefits from gardens to both the front and rear, providing outdoor space for seating, gardening or general use. On-street parking is available in front of the property, offering convenience for residents and visitors.

EXTERNALS

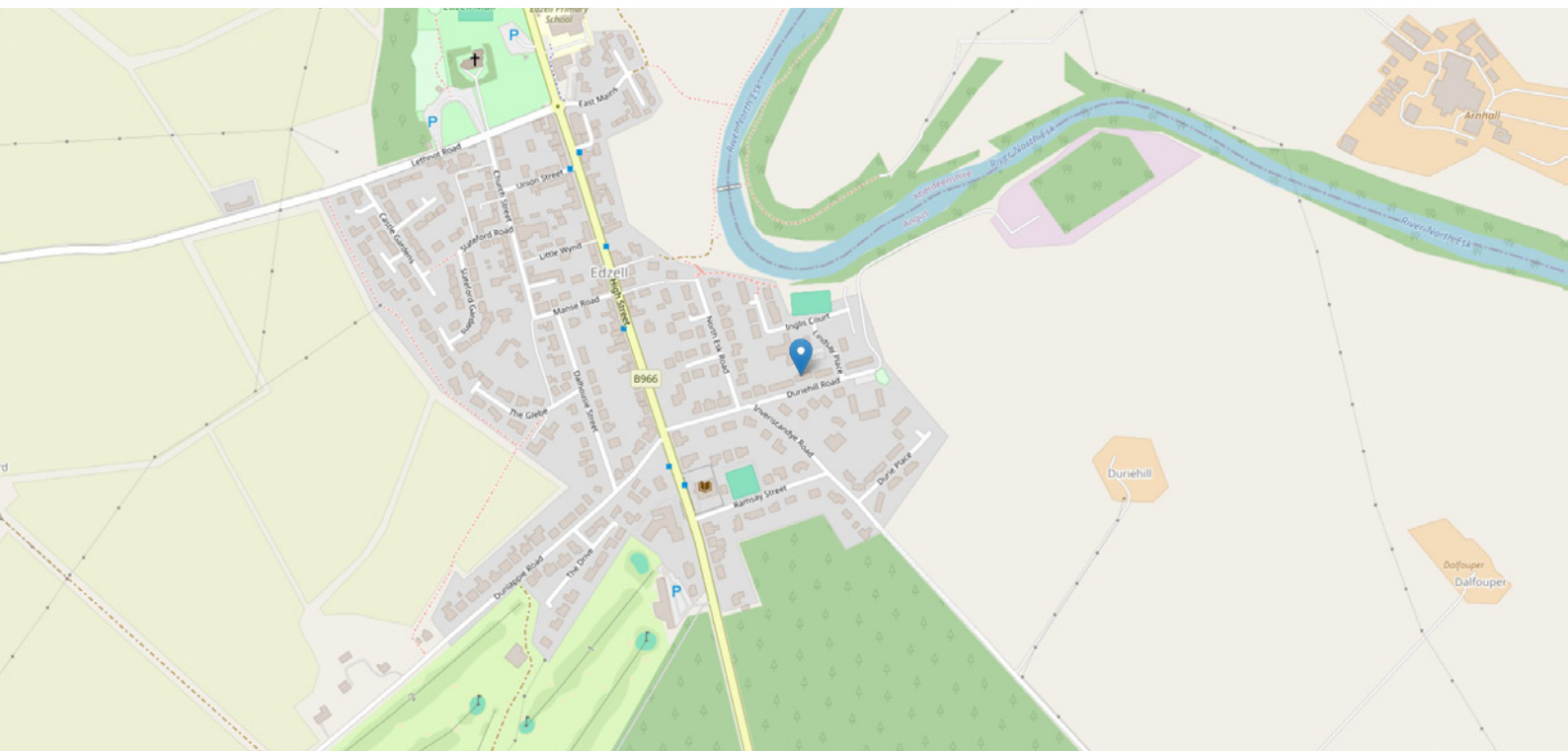


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 74m² | EPC Rating: C



THE LOCATION

Situated on Duriehill Road in Edzell, the property lies within a well-established residential area with access to local amenities, schooling and transport links.





Primary education is available locally, with secondary schooling at Brechin High School. A range of shops, supermarkets and everyday services are available within the town. Edzell offers good connectivity to surrounding towns, including Brechin, Montrose and Forfar, with access to the A90 providing routes further afield.



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