





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.

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.

Brechin Visitor Centre, Brechin Town Centre & The Surrounding Countryside



14 Banks of Brechin

We are delighted to offer onto the market this three double bedroom detached bungalow. The property is situated within a popular residential area suitably positioned for local schooling, shopping and local amenities.

Walk into the property through the front door into the entrance hall, which leads to all accommodation and benefits from two large storage cupboards and also allows access to the three main bedrooms. This particular property consists of a generously proportioned bright and spacious facing open plan lounge and dining room. The kitchen offers a range of wall and base units with space for a dining table. The utility room provides a large storage cupboard and leads out to the rear garden. The master and second benefits from built in wardrobes. The third double bedroom overlooks the rear of the property.

The property also benefits from gas central heating and double glazing.

Externally there is a private garden area to the front, side and rear. All easily maintained and laid to lawn. A tarmac drive which has two entrances. The single garage is attached to the property with a separate storage area.

McEwan Fraser Legal highly recommend early viewing to appreciate the accommodation and location of the property.



Property Specifications

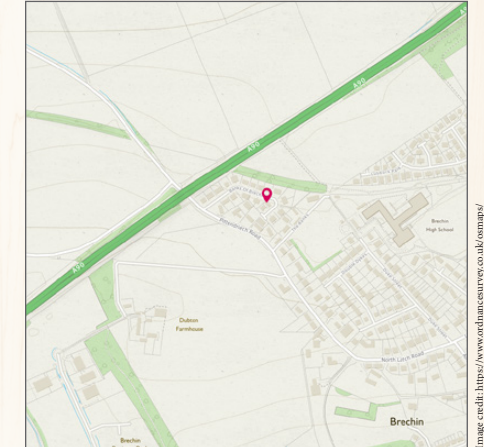
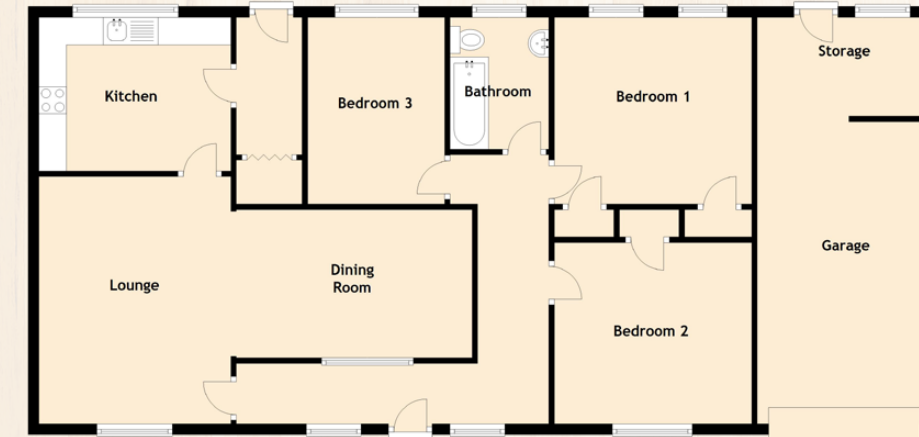


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Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.60m (11'10")
Dining Room	4.30m (14'1") x 2.70m (8'10")
Kitchen	3.50m (11'6") x 2.80m (9'2")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")
Bedroom 2	3.60m (11'10") x 3.30m (10'10")
Bedroom 3	3.30m (10'10") x 2.50m (8'2")

Bathroom	2.40m (7'10") x 1.80m (5'11")
Storage	3.20m (10'6") x 2.00m (6'7")
Garage	5.50m (18'1") x 3.20m (10'6")

Gross internal floor area (m²) 97m²

EPC Rating D

Extras (Included in the sale) : Fitted appliances, floor coverings, blinds and light fittings.



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