

8 St Ninian's Place

BRECHIN, DD9 7AH



*Spacious Maisonette with its own front and back door.
Terrace and communal gardens to the rear.*



01382 721 212



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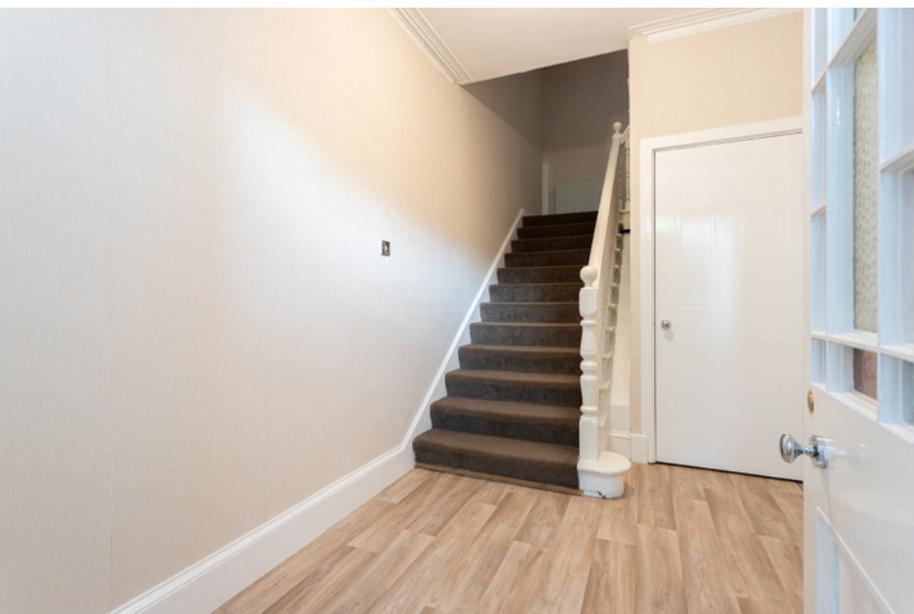


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this stunning mid-terraced maisonette that perfectly combines the charm of a townhouse with the convenience of modern living. Built during the late 1800s, this home is situated in a desirable corner of Brechin, opposite the park and close to the heritage rail station, this property offers an exceptional location for families and professionals alike. The home boasts its own front and back doors, providing a sense of privacy and independence.

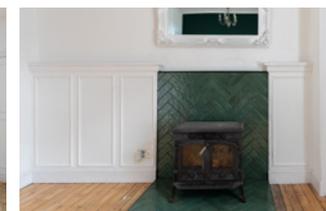
THE ENTRANCE HALL



Upon entering, you are greeted by a welcoming vestibule and on into the hall with a staircase leading to the main accommodation. Another set of steps provides access to excellent storage space and opens to the rear gardens. The first floor features a spacious landing that connects to a variety of living areas.

The lounge is elegantly proportioned and open-plan to the dining room, with the option to add doors for separation if desired. This combined space benefits from a dual aspect, flooding the area with natural light and highlighting the log-burning stove in the dining room, creating a warm and inviting atmosphere.

THE LOUNGE & DINING AREA



THE KITCHEN



The dining kitchen is generously sized, and equipped with ample cupboard storage and worktop space, making it perfect for culinary enthusiasts. It comfortably accommodates a dining table and chairs, ideal for family meals and entertaining. The bathroom on this floor has been recently refurbished to a high standard, featuring a walk-in shower cubicle, a corner bath, and vanity storage, offering a luxurious and practical space.



THE BATHROOM





Ascending to the upper floor, you will find three freshly decorated bedrooms with new carpets, providing a comfortable and serene environment for rest and relaxation. Each room is thoughtfully designed to maximize space and light.

BEDROOM 1



BEDROOM 2



BEDROOM 3



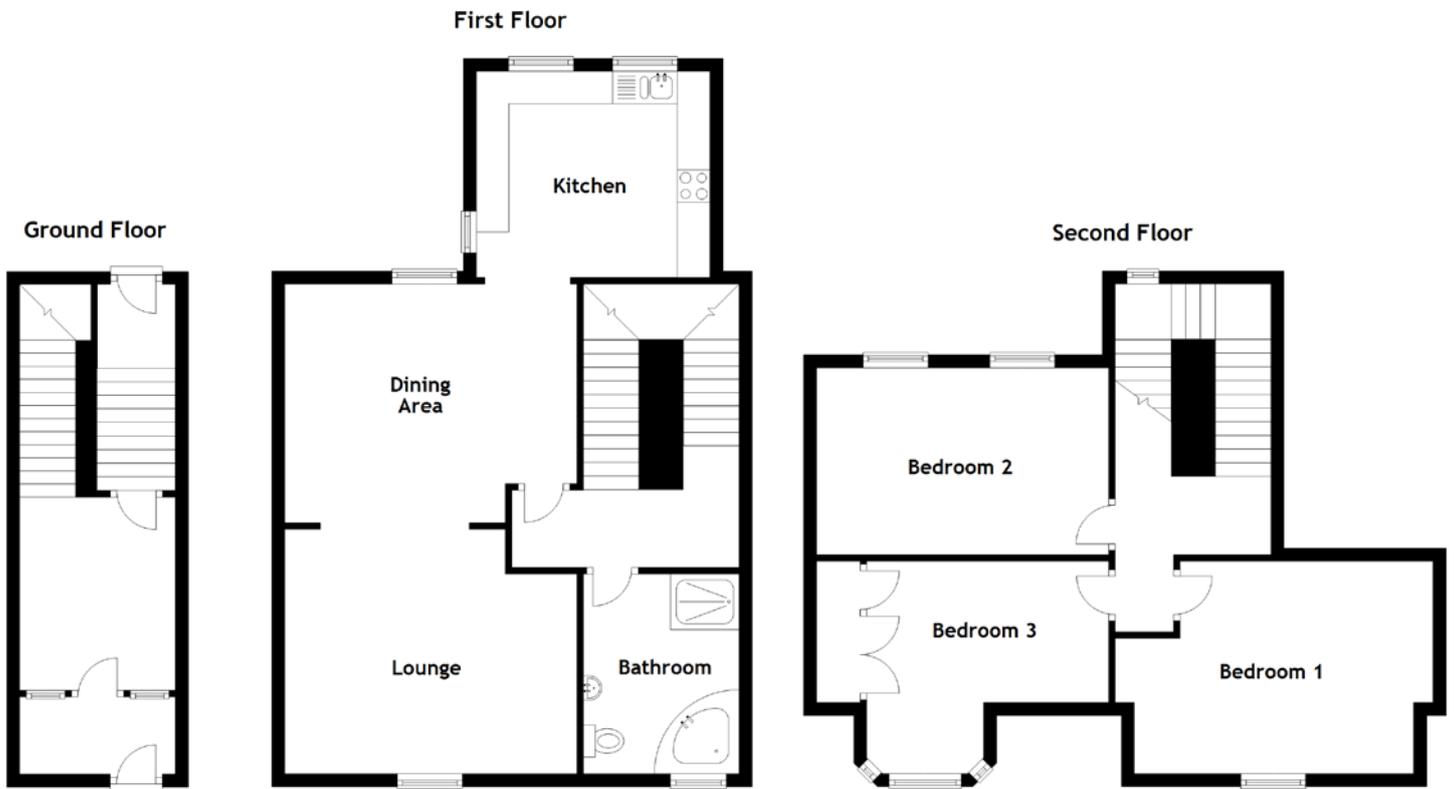
Externally, the property offers ample on-street parking to the front. To the rear, a private terrace provides a perfect spot for outdoor seating and relaxation, complemented by a communal drying green.

This home is a rare find in Brechin, blending period features with modern comforts, all within a highly sought-after location. It is an ideal choice for those looking to enjoy the best of town living in a historic and picturesque setting.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

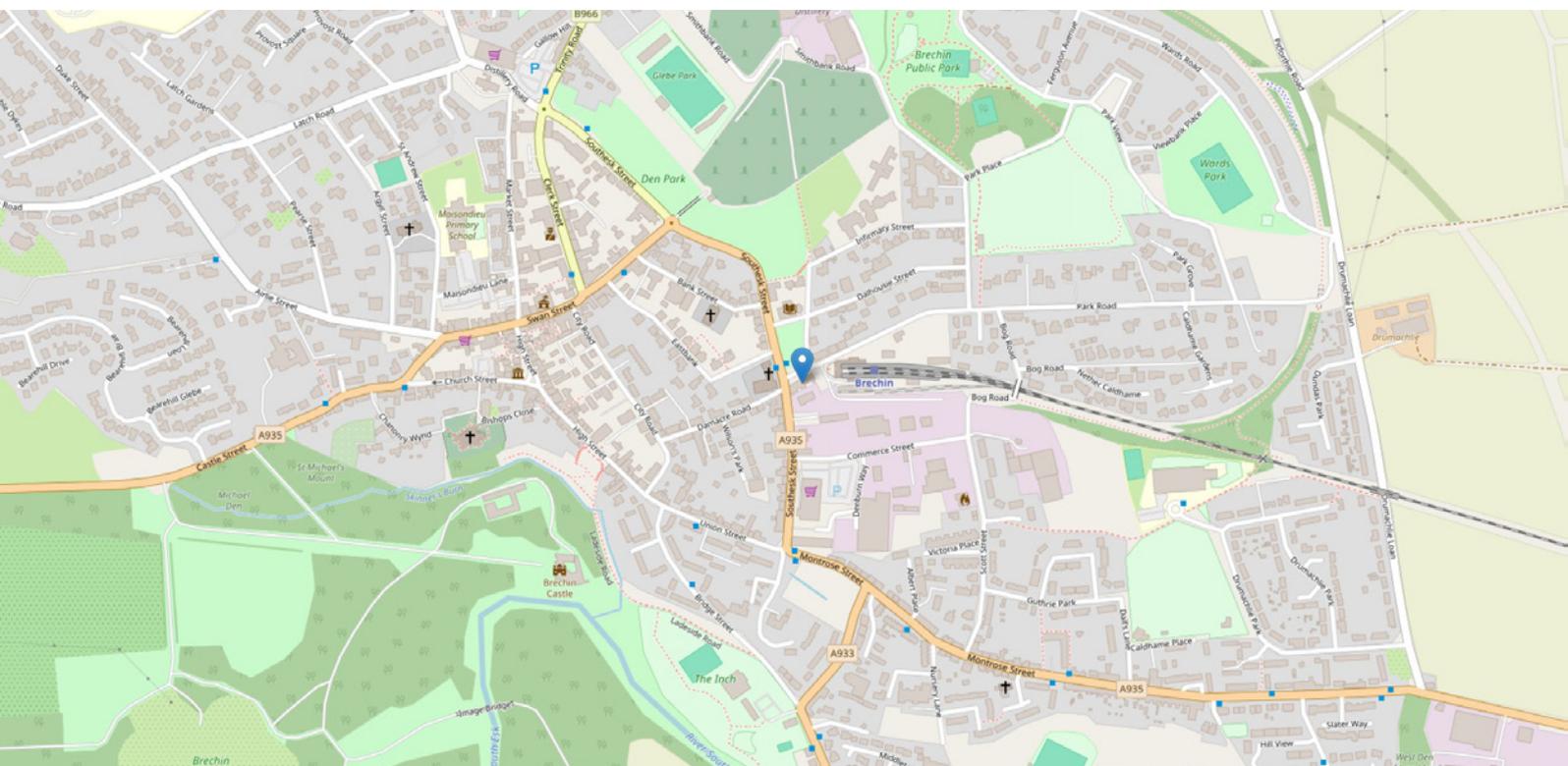


Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.80m (12'6")
Dining Area	4.50m (14'9") x 3.70m (12'2")
Kitchen	3.60m (11'10") x 3.20m (10'6")
Bathroom	3.10m (10'2") x 2.40m (7'10")

Bedroom 1	4.60m (15'1") x 3.40m (11'2")
Bedroom 3	3.80m (12'6") x 3.50m (11'6")
Bedroom 2	4.50m (14'9") x 2.90m (9'6")

Gross internal floor area (m²): 147m²
EPC Rating: E



THE LOCATION

Situated in the heart of Brechin, St. Ninians Place offers an exceptional location for those seeking a blend of historic charm and modern convenience. This large maisonette, positioned at the prestigious address of DD9 7AH, provides an enviable lifestyle within a vibrant community. Brechin is renowned for its picturesque streets and historic architecture, offering a unique living experience rich in culture and history. St. Ninians Place is ideally located within walking distance of a variety of local amenities, including shops, cafes, and schools, making it a perfect choice for families and professionals alike. The town's charming character is complemented by its convenient transport links, providing easy access to nearby cities and attractions.





The surrounding area boasts stunning natural landscapes, with numerous parks and green spaces for outdoor activities and leisurely strolls. The nearby Brechin Cathedral and the historic Caledonian Railway add to the town's allure, offering residents a glimpse into Scotland's rich heritage.

Residents of St. Ninians Place will enjoy a peaceful and friendly neighborhood, where community spirit thrives. The property itself is nestled in a tranquil setting, providing a serene retreat from the hustle and bustle of everyday life.

This location perfectly balances the tranquillity of small-town living with the accessibility of modern conveniences, making it an ideal place to call home. Whether you are looking for a family residence or a spacious retreat, this large maisonette in Brechin offers an unparalleled opportunity to experience the best of Scottish living.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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