

16F Nursery Lane

BRECHIN, ANGUS, DD9 7DL



*BEAUTIFULLY CONVERTED TWO-BEDROOM
TERRACED HOME FORMS PART OF AN IMAGINATIVE
REDEVELOPMENT OF A FORMER SCHOOL*



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McEwan Fraser Legal is delighted to present this two-bedroom terraced home in Brechin. Once the sound of school bells, now the sound of comfortable living. This beautifully converted two-bedroom terraced home forms part of an imaginative redevelopment of a former school, retaining the character and presence of the original building while offering all the style and convenience of modern living.

The ground floor welcomes you with a bright hall leading to a cloakroom with WC and vanity basin, before opening into the striking open-plan kitchen, dining, and lounge area. With quality flooring, tasteful finishes, and remote-controlled blinds at the touch of a button, this is a space that balances character with contemporary comfort. Generous storage is cleverly built in, adding to the home's practicality.

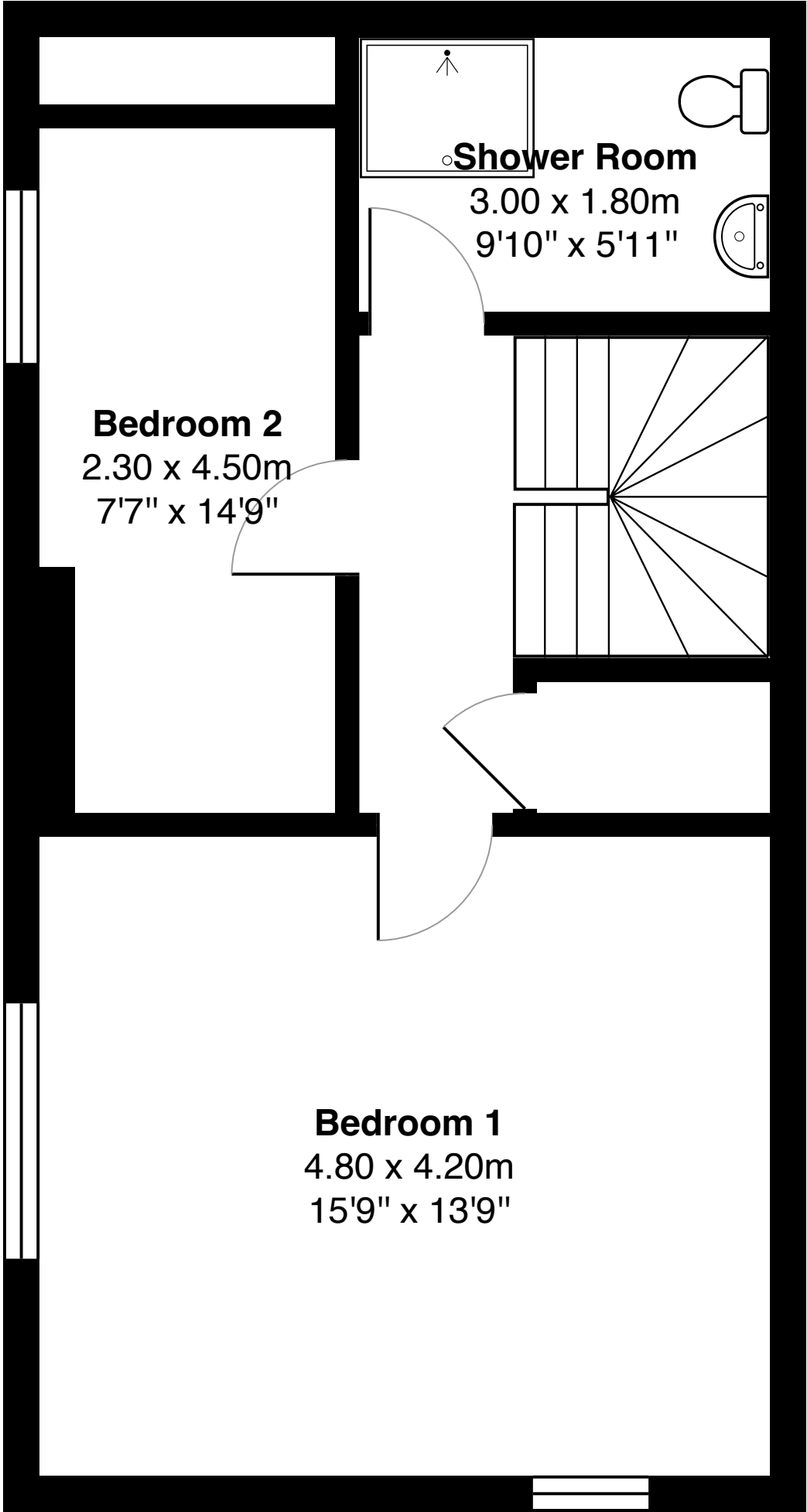
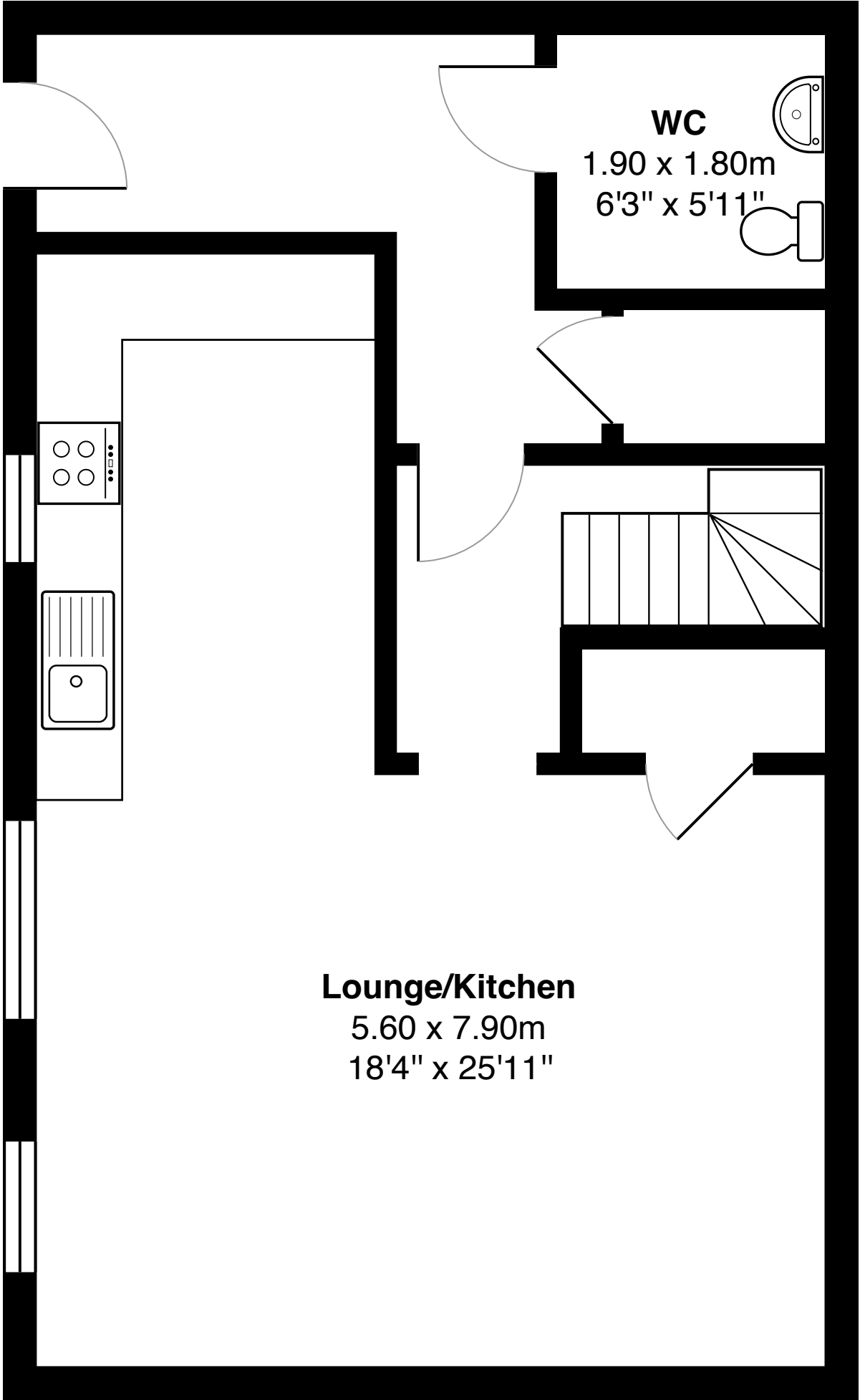






Upstairs, two bedrooms and a stylish shower room provide a restful retreat, with further storage ensuring the home feels as functional as it is attractive. The property has been presented to an impeccable standard, in true walk-in condition.





Gross internal floor area (m²): 99m²
EPC Rating: C



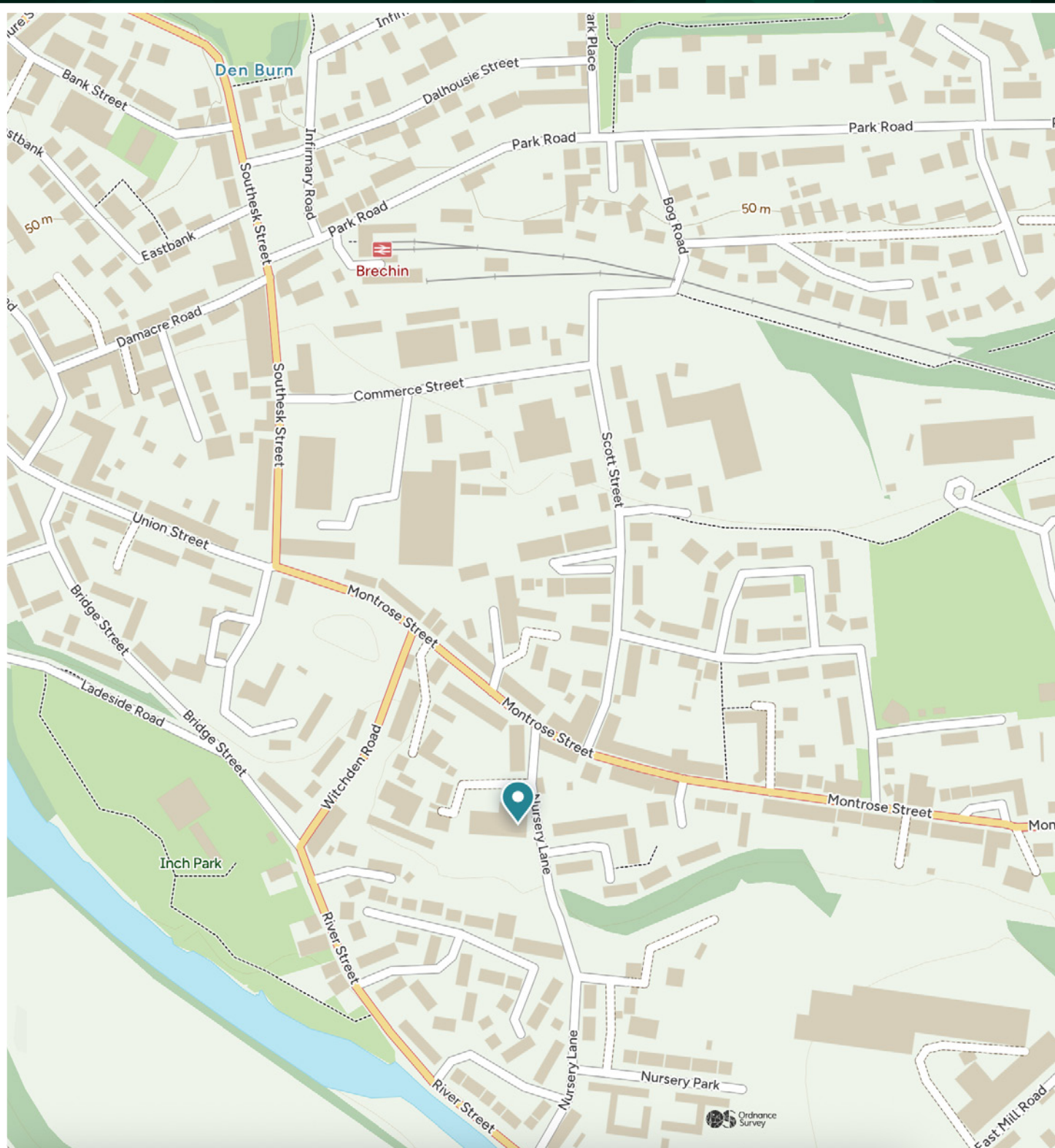
Outside, there is a garden area adjacent to the home, along with parking provision. This is a home that blends the dignity of its past life with the ease and warmth of modern living. Stand to attention and get in line, opportunities like this don't wait for long.



Nestled in the heart of Angus, Scotland, the historic town of Brechin offers a unique blend of rich heritage and modern convenience. Situated on the banks of the South Esk River, it boasts a proud history, having once held city status. This legacy is embodied by its central Brechin Cathedral, renowned for its classic 11th-century round tower.

The town's fascinating past comes to life at the Pictavia Visitor Centre, located within the grounds of Brechin Castle, which also features a play park and nature trail. For enthusiasts of heritage transport, the Caledonian Railway offers steam train journeys from the Victorian Brechin Station to the Bridge of Dun.

Beyond its historic attractions, Brechin provides a welcoming community with a range of local amenities, including diverse shopping opportunities, a public library, and both primary and secondary schooling. Sports fans can support the local Scottish League football team, Brechin City FC. With excellent road links via the A90, the town is an ideal base for commuters to Dundee and Aberdeen, while also providing easy access to the scenic beauty of the Angus countryside and neighbouring towns like Forfar and Arbroath. Aberdeen Airport is approximately 45 minutes away with good links to Glasgow and Edinburgh within a 2 hour drive in different directions. The Cairngorms National Park is also on the doorstep for all those that enjoy walking or hiking for leisure.



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