

19 Eastbank

BRECHIN, ANGUS, DD9 6AT



IMPRESSIVE EDWARDIAN SEMI-DETACHED
VILLA IN PRIME CENTRAL LOCATION



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this 4 bedroom, 2 public rooms, villa in Brechin. Set on a picturesque, tree-lined street just moments from the heart of Brechin, this beautifully presented Edwardian semi-detached villa offers a rare opportunity to secure a character-filled period home with modern enhancements. Quietly located yet superbly connected, the property is within easy reach of all local amenities, schools, and transport links, including the A92, giving quick access to Aberdeen, Dundee, and Perth.

The original etched glass doorway leads into the charming vestibule with its quarry-tiled floor, and you are immediately greeted by the quality and character of this substantial family home. The interior is adorned with many original features, including intricate cornicing, ceiling roses, fireplaces, wood panelling, and restored floorboards, thoughtfully retained and restored to highlight the property's period elegance.



The accommodation is exceptionally flexible and generous, ideal for modern family life. The front-facing lounge, with its bay window and open fireplace, is bright and welcoming, while a second lounge offers versatility as a playroom, dining room or fifth bedroom. The large dining kitchen blends style and practicality with a Belfast sink, integrated appliances, and ample space for family gatherings. A bright conservatory opens onto the rear garden and a ground-floor WC adds everyday convenience.





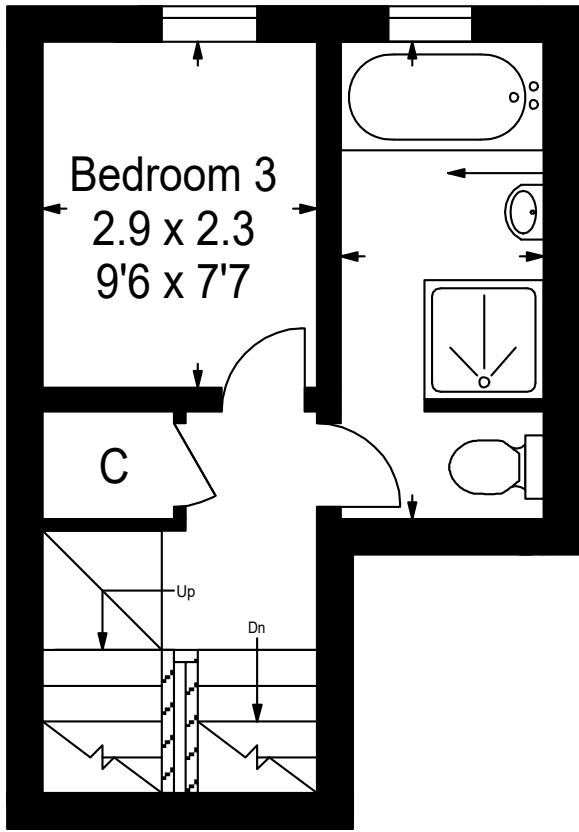
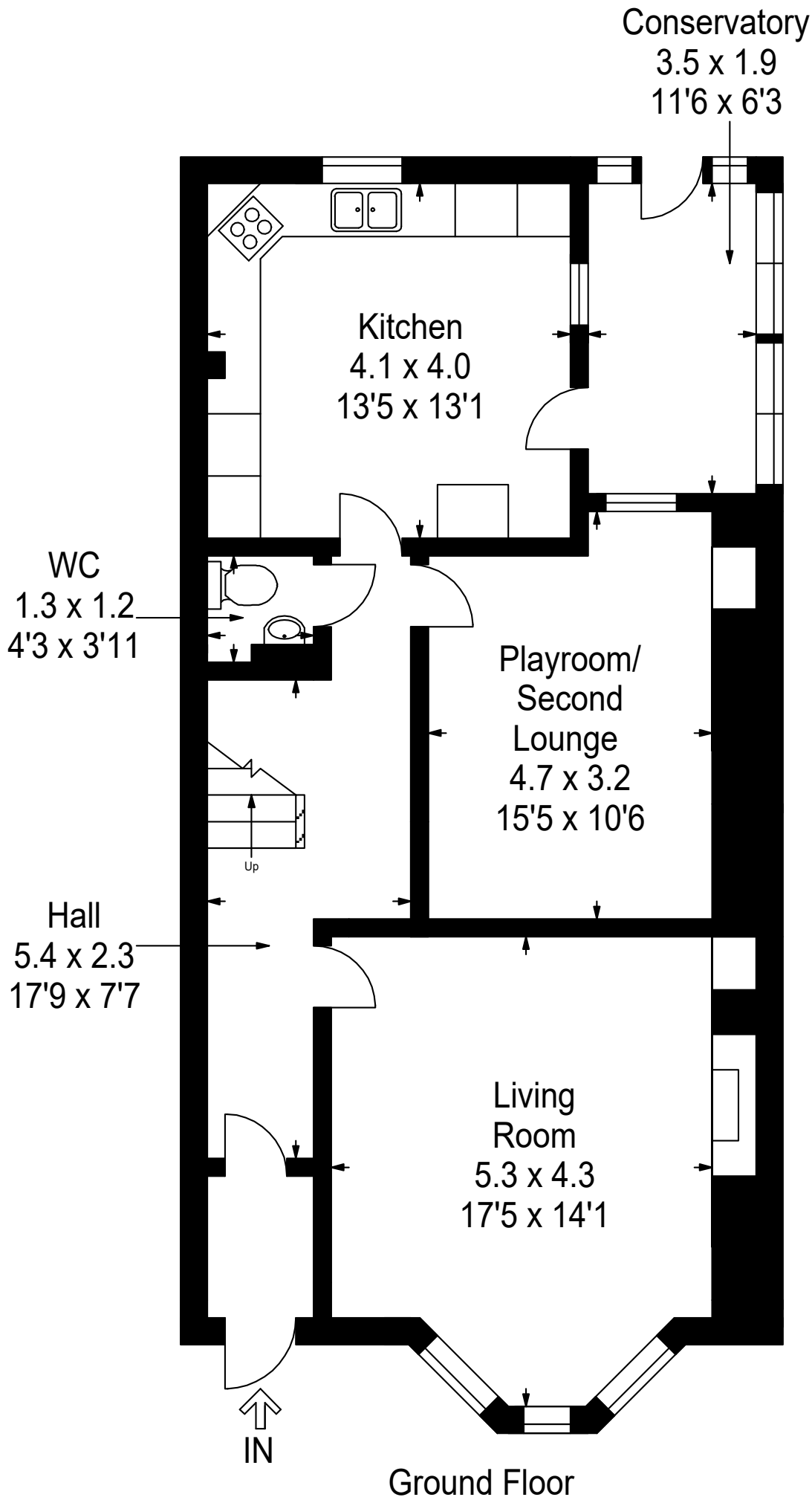


Upstairs, split-level floors lead to three generous double bedrooms, a fourth single bedroom or home office, and a stylishly appointed family bathroom with both bath and separate shower. There is also access to useful cellar space from two rooms.

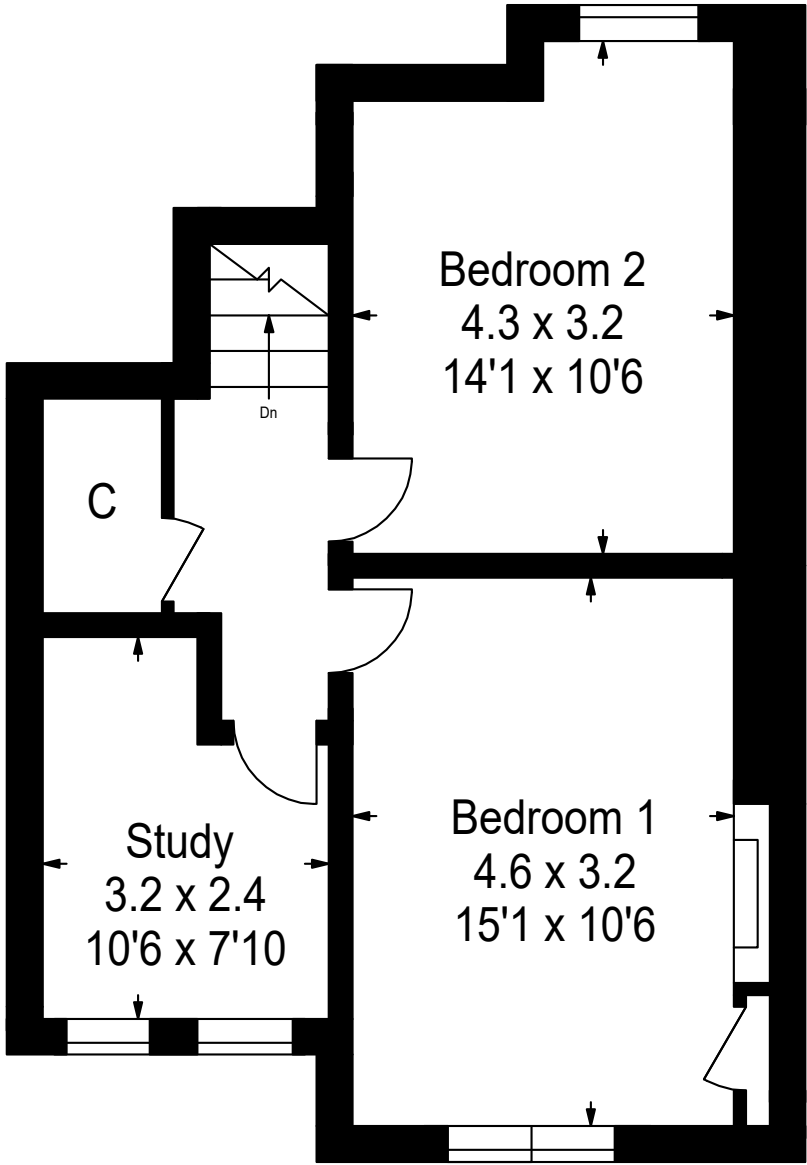
This home benefits from significant conservation work, including structural and damp-proofing improvements and roofing upgrades, ensuring peace of mind for the next owner. Heating and hot water are managed by an efficient Hive system, with gas central heating and partial double glazing throughout.



Gross internal floor area (m²): 133m²
EPC Rating: D



First Floor



Second Floor



Outside, the rear garden is a private, enclosed retreat with lawn, mature fruit trees, trellising and a new garden shed, perfect for relaxing or entertaining. The front garden adds kerb appeal with its neatly maintained lawn, tree and shrubs.

This is a truly delightful and substantial period home, combining elegance, practicality, and comfort. Internal viewing is highly recommended to fully appreciate the quality, space, and setting on offer.



Nestled in the heart of Angus, Brechin is a welcoming city that blends heritage, convenience, and community, making it an ideal family home. Surrounded by scenic landscapes and well-connected by transport links, it offers a peaceful yet accessible lifestyle. Families benefit from excellent local schools, including Maisondieu Primary, Andover Primary, and Brechin High School, all within easy reach. Daily essentials are covered with supermarkets, a leisure centre, library, post office, and health centre nearby.

Brechin's compact layout ensures convenience, with independent shops, cafés, and community markets fostering a friendly atmosphere. Parks and riverside walks provide outdoor space for families, while historic landmarks like Brechin Cathedral and the Caledonian Railway offer enriching local outings. The A90 connects seamlessly to Dundee, Aberdeen, and Perth, and nearby Montrose provides mainline rail services, with local buses ensuring regional connectivity. Combining traditional charm, modern amenities, and a strong community spirit, Brechin is perfect for families seeking a safe, connected, and enriching place to call home.





Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
JAYNE SMITH
Corporate Account Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing from their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.