

16A North Latch Road

BRECHIN, DD9 6LF



Exceptional accessible family home with lift access, garden studio & EV charging, a rare combination of design, accessibility & lifestyle living



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Exceptional accessible family home with lift access, garden studio and EV charging, a rare combination of design, accessibility and lifestyle living. Homes offering this level of thoughtful design, flexible living and built-in accessibility rarely become available.

This exceptional four-bedroom detached home has been carefully designed to combine elegant modern interiors with practical family living. Featuring a discreet internal lift providing access between floors, spacious entertaining areas and a stunning garden studio, the property offers versatility that will appeal to a wide range of buyers. Whether required for accessibility, multi-generational living or simply future-proofed comfort, the layout adapts effortlessly to suit changing needs. Importantly, the property is offered to the market with no onward chain, allowing for a smooth and straightforward purchase.

THE LOUNGE



The spacious lounge offers beautifully balanced proportions with clean lines and a calm, contemporary aesthetic. Integrated within the room is a discreet lift providing access to the upper floor, ideal for wheelchair users or those requiring enhanced mobility between levels. The lift can be removed if preferred, allowing the property to adapt easily to changing lifestyle requirements.

THE KITCHEN



The modern fitted kitchen is both stylish and practical, designed with sleek cabinetry and excellent workspace. It connects seamlessly with the dining room to create an inviting space for family meals and entertaining. A separate utility room provides additional storage and laundry space while also offering convenient internal access to the integral garage. Completing the ground floor is a guest cloakroom fitted with a WC and a wash hand basin.



THE UTILITY & WC





Upstairs, the home continues to impress with a comfortable family room providing an additional living space for relaxation, hobbies or media use. Four bedrooms are located on this floor, each well-proportioned and filled with natural light. Bedroom four currently accommodates the arrival point for the lift and therefore lends itself perfectly as a home office or study. The principal bedroom suite offers a luxurious retreat, featuring a stylish ensuite bathroom complete with a relaxing soaking tub and a separate walk-in shower cubicle. A contemporary family shower room serves the remaining bedrooms.

THE SHOWER ROOM



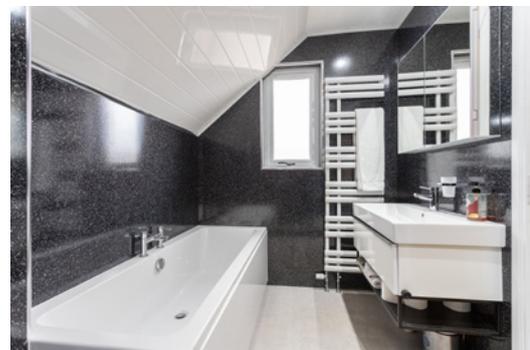
THE FAMILY ROOM



BEDROOM 1



The principal bedroom suite offers a luxurious retreat, featuring a stylish en-suite bathroom



BEDROOM 2



BEDROOMS 3 & 4



The outdoor space complements the quality of the interior perfectly. To the front, a large driveway provides generous off-street parking. A carport and integral garage with an electric vehicle charging point provide further convenience, while a neatly maintained lawn behind the boundary wall enhances the home's attractive kerb appeal. The rear garden offers a wonderful space for both relaxation and entertaining. A patio area provides the perfect setting for outdoor dining, while the lawn offers space for children and pets. A standout feature is the stunning garden studio with bi-fold doors, creating a superb additional living space ideal for a garden lounge, home gym, studio or entertaining area.

Properties offering this unique blend of design, accessibility, flexible living and lifestyle outdoor space rarely come to market. Early viewing is strongly recommended to fully appreciate everything this exceptional home has to offer.

EXTERNALS

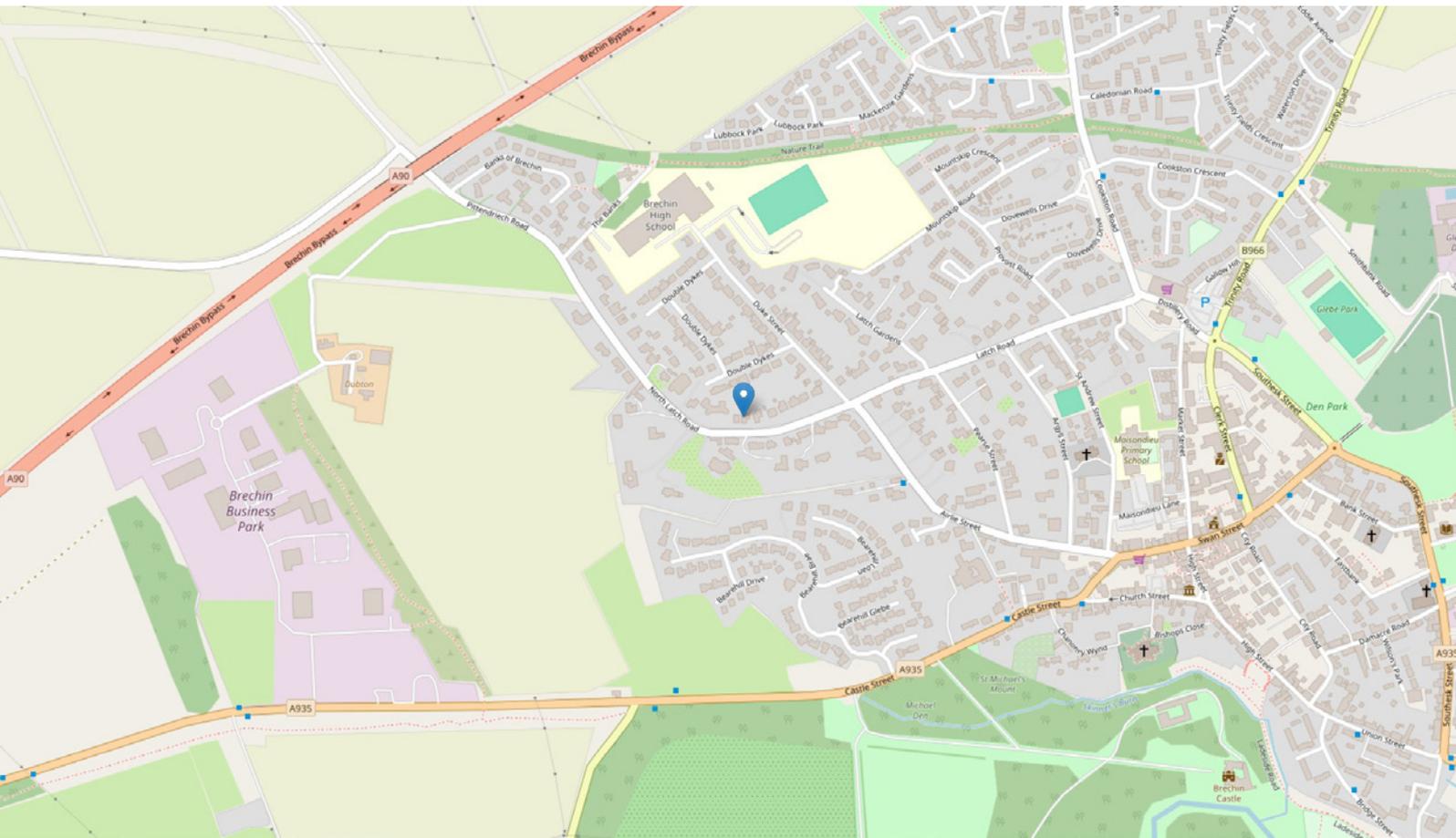


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 181m² | EPC Rating: B



THE LOCATION

Set in the heart of Angus, Brechin offers the perfect blend of character, community, and convenience, making it an ideal choice for singles or those looking to downsize. With its picturesque setting and rich history, this former cathedral city provides a peaceful yet connected lifestyle.

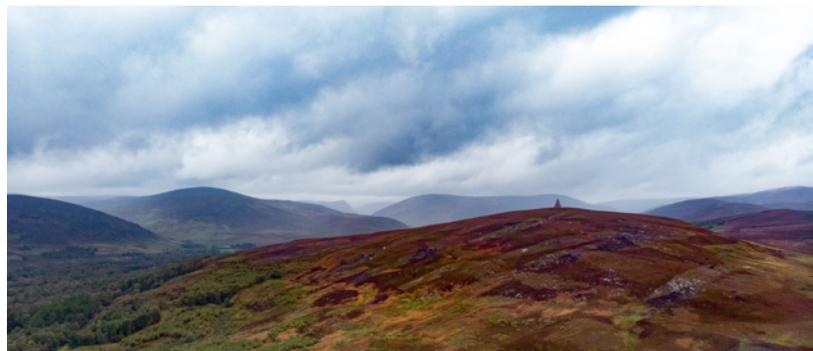




Brechin's compact layout means everything is close at hand, from independent shops and cafés to a choice of supermarkets and essential services. The town is home to a vibrant local community, weekly markets, and green spaces perfect for walks, fresh air, or catching up with friends. For those who enjoy a slower pace, the area is rich in heritage with attractions such as Brechin Cathedral, the round tower, and the Caledonian Railway. Families are well served by nearby schooling, including Maisondieu and Andover primary schools as well as Brechin Academy.

Excellent transport links make it easy to explore further afield. The A90 gives fast access to both Dundee and Aberdeen, while nearby Montrose offers mainline rail connections. Brechin also benefits from regular bus services and a strong sense of local connectivity.

Whether you're seeking a quieter lifestyle, downsizing for simplicity, or finding your first home, Brechin offers affordability, charm, and a welcoming atmosphere in equal measure.



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