



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**72 Perry Road**  
EDZELL WOODS, ANGUS, DD9 7XL



# AREA

## EDZELL

BRECHIN, ANGUS, DD9 7XL



The subjects are situated within an established residential development that was formerly utilised as service accommodation for a Military Base. Local amenities are available within the nearby villages of Edzell and Laurencekirk and the main town is Brechin.

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. Originally a Pictish area, the history surrounding the town centre comes to life within the Pictavia Visitor Centre where fascinating historical stories unfold, all set within the park at Brechin Castle, which incorporates a playpark and nature trail. The Caledonian Railway is also an attraction, a steam locomotive runs during peak summer times between the Victorian Brechin Station and the nearby Bridge of Dun on the outskirts of Montrose.

# 72

## PERRY ROAD

EDZELL, ANGUS, DD9 7XL



McEwan Fraser Legal is delighted to present this 4 bedroom mid-terraced villa in Edzell Woods. The property offers family sized accommodation over two floors. The house showcases excellent views of the countryside and enjoys gardens to the front and rear. Inside, the property comprises of:

- Fully equipped kitchen; Dining kitchen with ample floor and wall units.
- Spacious living area with dual aspect and open plan to dining room/area
- 4 bedrooms, one of which is on the ground floor
- Family bathroom on the first floor and toilet/cloakroom on the ground floor.
- There is an external store and a boiler room.

This is a great opportunity to acquire a family-sized home in a fantastic location.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	7.30m (23'11") x 3.35m (11')
Kitchen	3.25m (10'8") x 3.05m (10')
Bedroom 1	3.60m (11'10") x 3.55m (11'8")
Bedroom 2	3.55m (11'8") x 3.35m (11')
Bedroom 3	3.40m (11'2") x 2.90m (9'6")
Bedroom 4	4.15m (13'7") x 3.20m (10'6")
Bathroom	2.20m (7'3") x 1.50m (4'11")
WC	2.20m (7'3") x 1.45m (4'9")

Gross internal floor area (m<sup>2</sup>): 116m<sup>2</sup>

EPC Rating: D

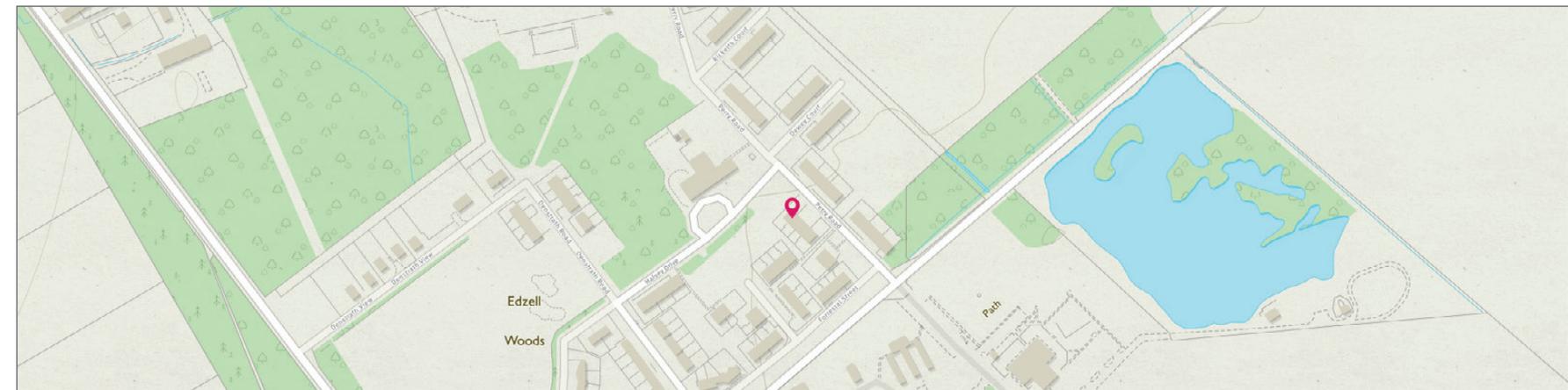


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