



*FABULOUS FAMILY SIZED TRADITIONAL HOME
WITH THREE PUBLIC ROOMS & FOUR BEDROOMS*



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Part exchange may be available, please ask us for details. McEwan Fraser Legal is delighted to present this handsome period home, exuding timeless charm and character with its stone exterior and slate roof. From the moment you approach, you'll be captivated by the charm and elegance that defines this magnificent home.

Step inside, and you'll discover a ground floor that offers a wealth of possibilities for configuration, ideal for modern living while still retaining its period features. The spacious layout includes a lounge, sitting room, dining room, study or home office, bedroom, bathroom with bath and shower, and a dining kitchen. The bright and welcoming hall is adorned with quality flooring, setting the tone for the exceptional craftsmanship that awaits within.

The lounge, with its dual aspect and open fireplace, is a delightful space for relaxation and entertaining, while the dining room, currently enjoyed as a home office, features a contemporary Danish Morsø log burning stove that serves as the focal point of the room. The sitting room, with its own fireplace, offers flexibility as either a bedroom or additional living space.





Dining Room





Sitting Room



The ground floor also includes a bathroom with a bath and walk-in shower, along with a farmhouse-style kitchen boasting a range cooker and ample space for dining. Upstairs, two further bedrooms and an attic bedroom offer comfortable accommodation, complemented by a modern shower room with toilet and vanity basin.





Bedroom 4







Master Bedroom





Bedroom 2

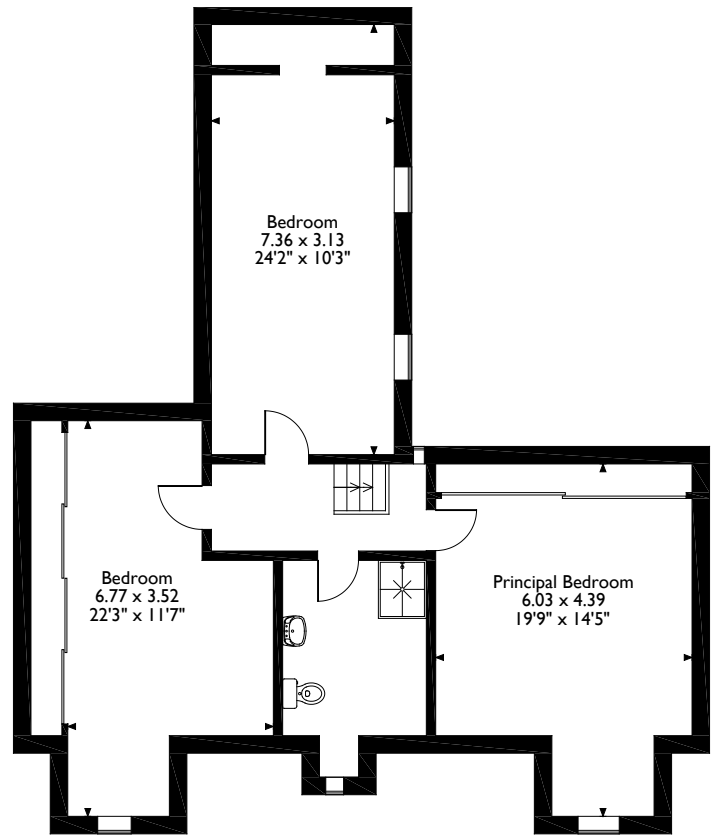
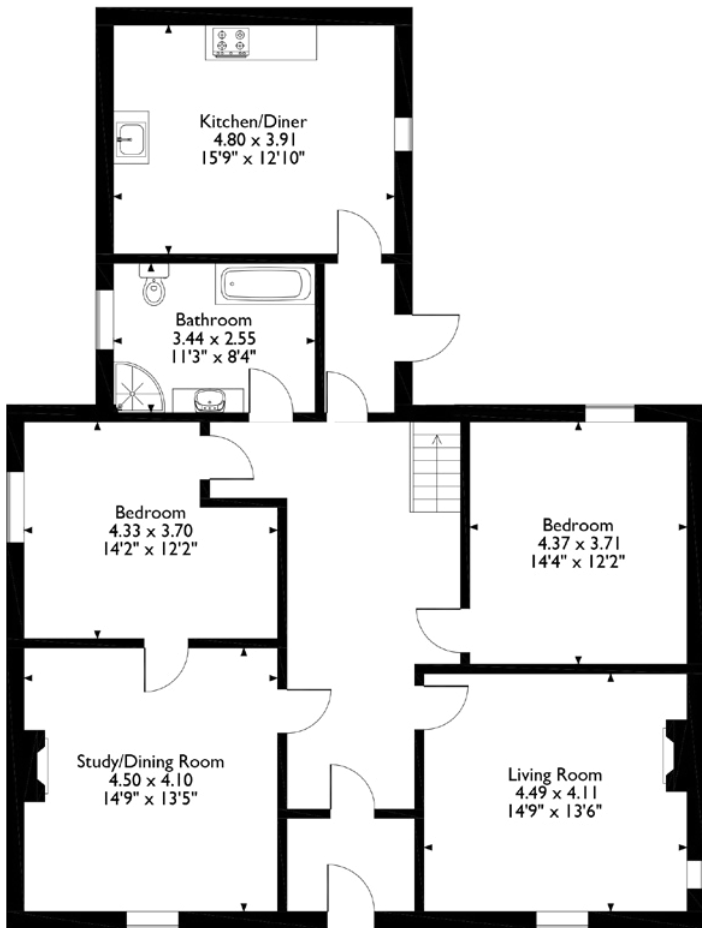




Bedroom 3







Gross internal floor area (m²): 180m²

EPC Rating: D

Floor Plan



Externally, the garden is a delightful retreat, with different areas laid out for enjoying the outdoors. An original bothy, with its wood-clad walls and ceiling and wood-burning stove, offers endless possibilities and is currently utilised as a workshop. With a garage and drive for several cars, yet within walking distance of most amenities, this period home offers the perfect blend of convenience and style. Quality fixtures and fittings, mixed with period detail, ensure that every corner of this house is a joy to behold.

Don't miss your chance to experience the timeless elegance of this exquisite period home, schedule a viewing today and discover the endless possibilities that await in this remarkable home.

The Property







Welcome to Brechin, a charming town nestled in the heart of Angus, Scotland, where picturesque countryside meets vibrant community living. Situated amidst rolling hills and scenic landscapes, Brechin offers the perfect setting for family life, combining tranquility with modern amenities.

As you explore the town, you'll discover a wealth of local attractions and amenities to suit every need. From historic landmarks such as Brechin Cathedral and the medieval round tower, to bustling high streets lined with shops, cafes, and restaurants, there's always something new to explore and enjoy.

Families will appreciate the range of educational facilities available, including primary and secondary schools, ensuring that children of all ages have access to quality education close to home. Outdoor enthusiasts will be spoiled for choice with a variety of recreational activities on offer, from scenic walks along the River South Esk to golfing at one of the nearby courses.

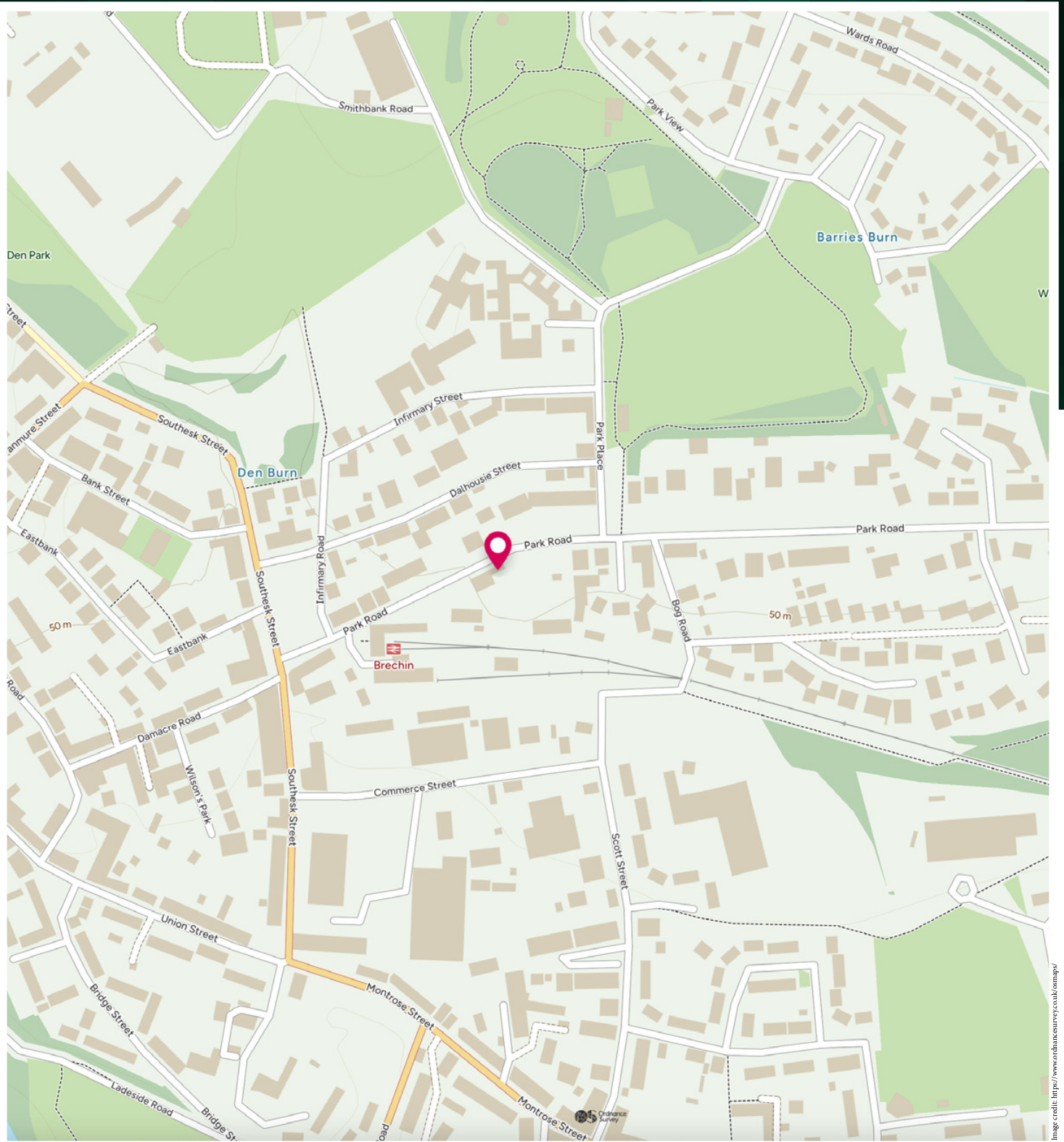


Brechin's close-knit community spirit is evident in its calendar of events and activities, which includes local festivals, markets, and community gatherings throughout the year. Whether you're attending a concert at the town hall, browsing the stalls at the farmers' market, or simply enjoying a leisurely stroll through the town center, you'll feel right at home in Brechin.

With its family-friendly atmosphere, stunning scenery, and convenient location within easy reach of larger cities such as Dundee and Aberdeen, Brechin offers the perfect blend of rural charm and urban convenience. Whether you're looking for a peaceful retreat or a vibrant community to call home, Brechin has something for everyone.

Don't miss your chance to experience the magic of Brechin – schedule a viewing today and discover the endless possibilities that await in this delightful town.

The Location



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