

24 Witchden Road

BRECHIN, ANGUS, DD9 7HH



Two double bedroom mid-terraced home



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Situated in a popular residential location in the charming town of Brechin, this well-presented two-bedroom mid-terraced home offers an excellent opportunity for first-time buyers, small families, or investors.

THE LIVING ROOM



Upon entering the property, you are welcomed into a bright entrance hallway with stairs leading to the first floor. The spacious living room enjoys a front-facing aspect and features a charming fireplace, adding warmth and character to the space. Extending from front to back, this versatile room also offers a dedicated dining area, perfect for entertaining guests or enjoying family meals. The kitchen, accessed from the hallway, is well-equipped with a range of fitted units and ample space for kitchen appliances. A door from the kitchen leads out to the rear garden, providing easy access to outdoor living.

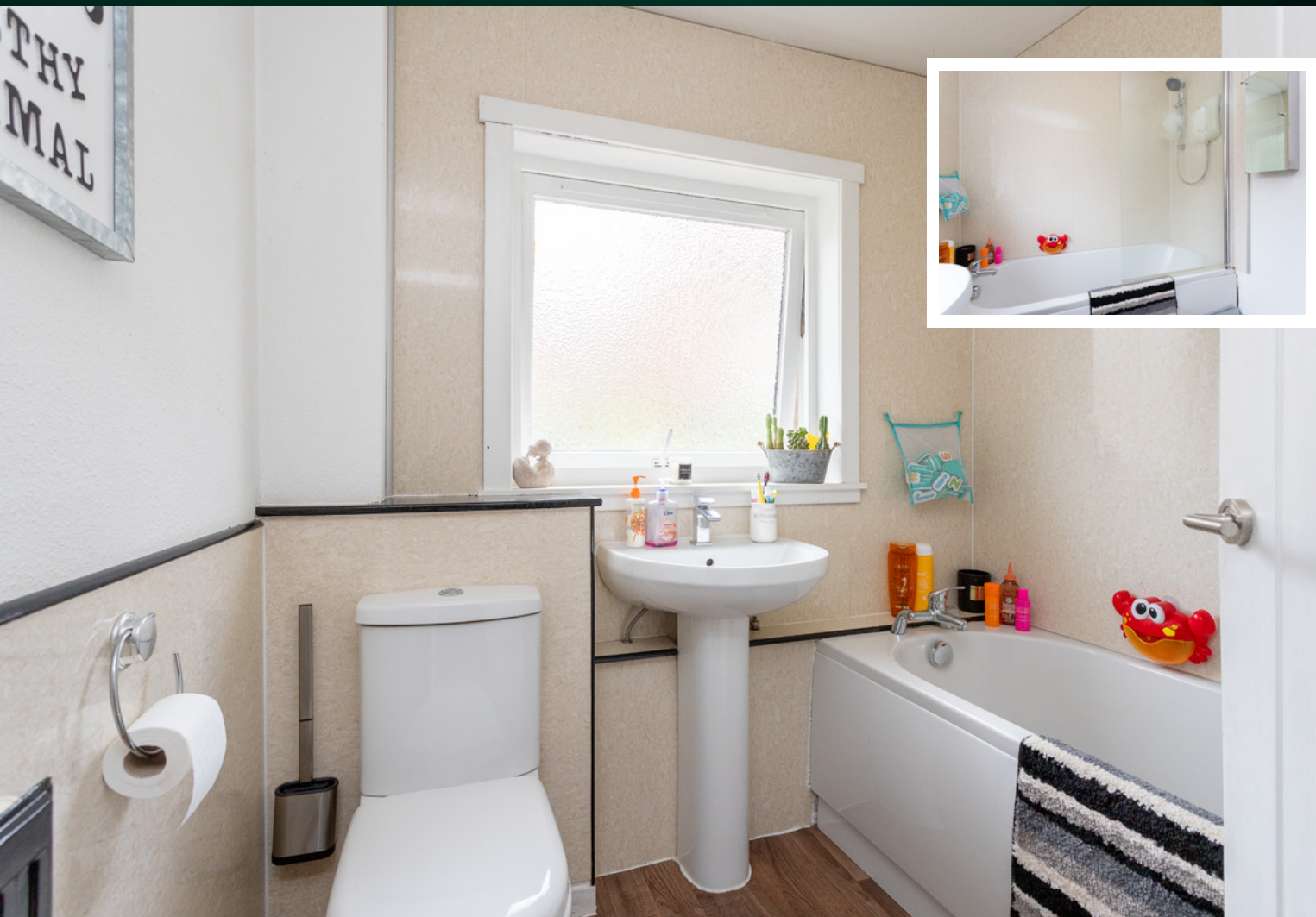
THE KITCHEN





Upstairs, the property offers two generously sized double bedrooms. One of the bedrooms benefits from fitted wardrobes and an additional cupboard, providing excellent storage solutions. The family bathroom has been tastefully finished with a modern three-piece suite, creating a stylish and comfortable space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



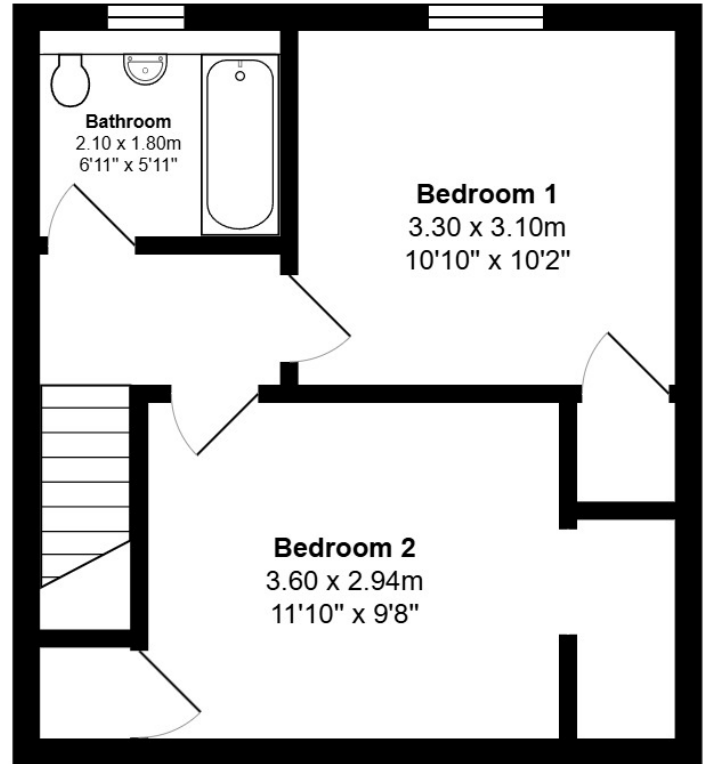
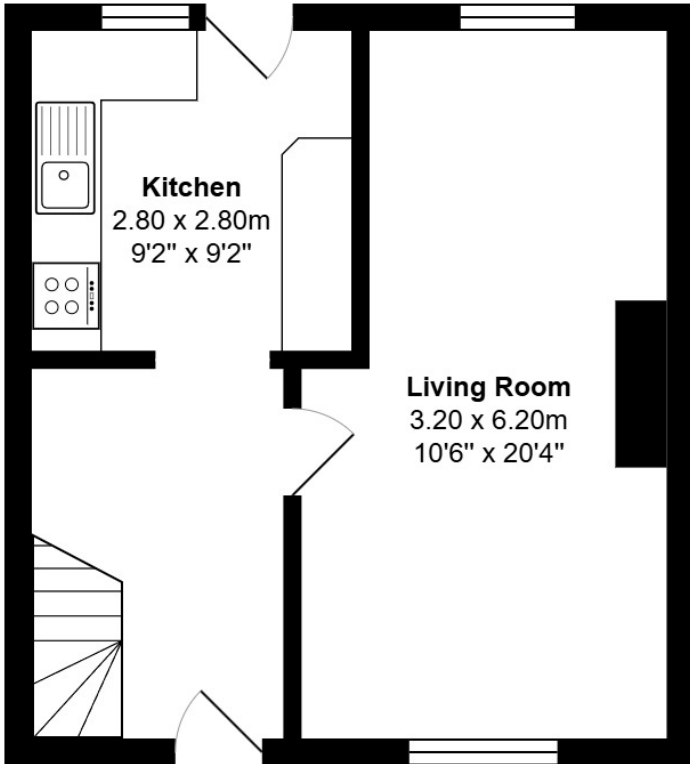
Additional features include double glazing throughout, ensuring energy efficiency and comfort. Parking is available behind the properties or at the nearby car park at the bottom of the road. Externally, the rear garden features a raised decked area, ideal for outdoor relaxation. At the front of the property, a communal lawned area provides space for bins and an access pathway.

This delightful home is an ideal first-time purchase or a fantastic investment opportunity. An internal inspection is highly recommended to fully appreciate all it has to offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 68m² | EPC Rating: C



THE LOCATION

Brechin is a historic town in Angus, Scotland, known for its picturesque surroundings, rich heritage, and welcoming community. Offering a blend of modern convenience and traditional charm, Brechin boasts a variety of local amenities, including shops, cafes, schools, and leisure facilities. The town is well-connected, with easy access to both Dundee and Aberdeen via the A90, making it an attractive choice for commuters. Additionally, its proximity to beautiful countryside and nearby attractions such as Brechin Cathedral and the Caledonian Railway makes it a delightful place to call home.





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 also incorporates a playpark and nature trail.

The Caledonian Railway is also an attraction, a steam locomotive that runs during peak summer times between the Victorian Brechin Station and the nearby Bridge of Dun on the outskirts of Montrose. The town has its own Scottish League Football team, namely Brechin City Football Club. Both primary and secondary schooling are available in the area and in the centre there are a range of diverse shopping opportunities and a public library.

The area is set within easy reach of the neighbouring Angus towns of Forfar, Kirriemuir, Arbroath and Montrose and also within easy commuting distance of both Dundee and Aberdeen, including airport and rail travel.



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