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BRECHIN, ANGUS, DD9 6AG

BRECHIN ANGUS

With a population around of 7,000 souls and 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, there is plenty to bring families and tourists into the area. 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.

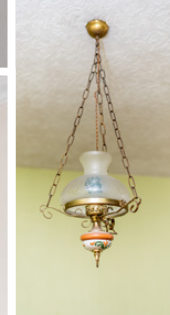
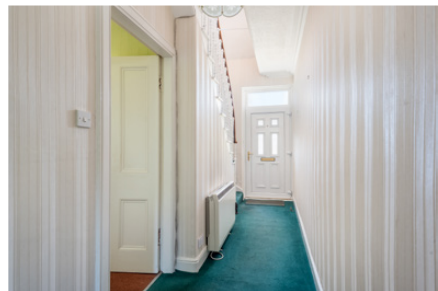
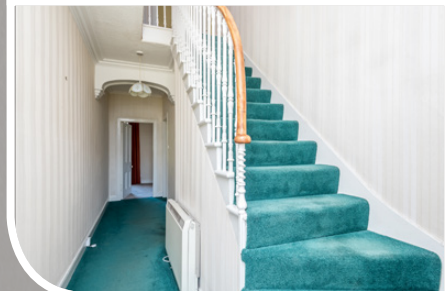
There is a range of diverse shopping opportunities and a public library and even has it's own Scottish League Football team, namely Brechin City Football Club.

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





LOUNGE



KITCHEN

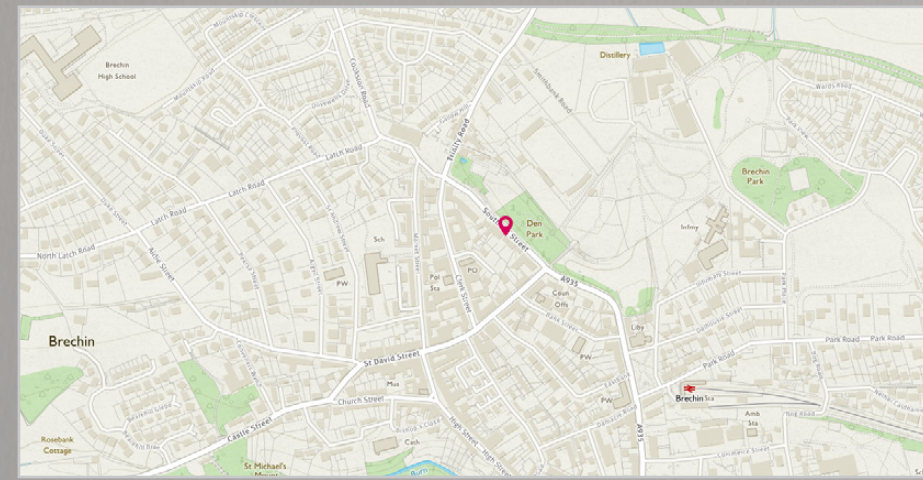
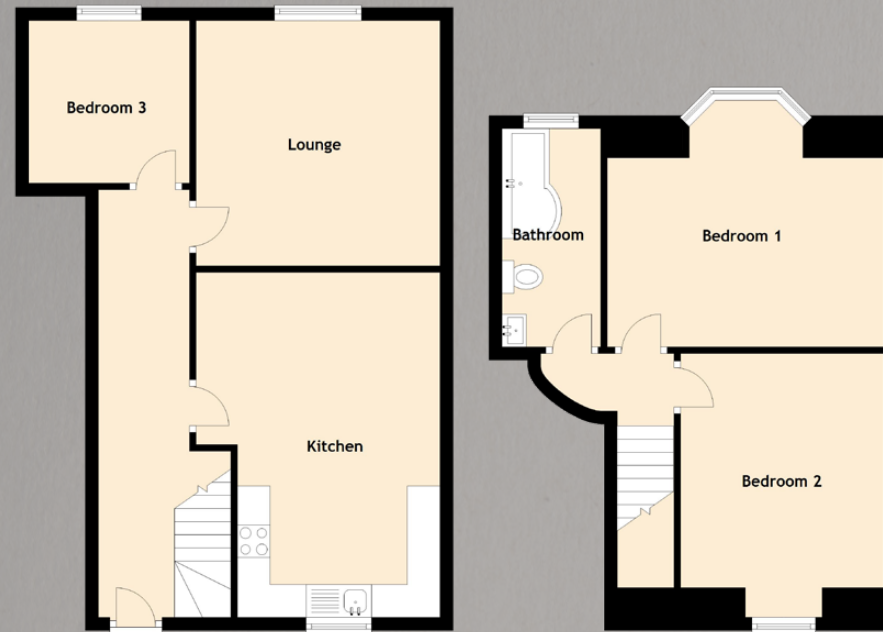
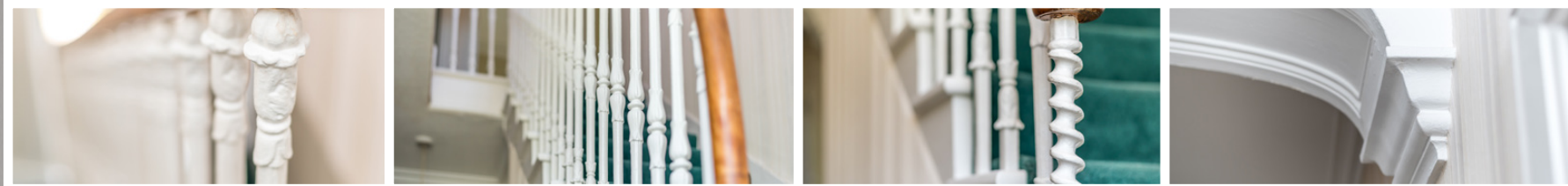
75 SOUTHESK STREET

An excellent opportunity has arisen to acquire this spacious three bedroom double upper villa, making for an ideal family home while being well located within the Angus town of Brechin. Viewing of this property is highly recommended.

Internally this accommodation is in need of minor modernisation, while briefly comprising of a first-floor entrance hallway, giving access to the lounge with a feature electric fireplace and built-in alcove. There is also an open plan, partially tiled kitchen/diner and a double bedroom.

On the second floor, there is the master bedroom has a bay window, there is a further double bedroom and a three-piece bathroom which benefits from modern splash-back panelling, an over-head shower and a chrome heated towel rail.

This property also benefits from full double glazing, a private garden to the rear and more than adequate on-street parking to accommodate for residents and visitors alike.



SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	3.74m (12'3") x 3.73m (12'3")
Kitchen	5.26m (17'3") x 3.73m (12'3")
Bedroom 1	4.24m (13'11") x 2.88m (9'5")
Bedroom 2	3.50m (11'6") x 3.12m (10'3")
Bedroom 3	2.48m (8'2") x 2.46m (8'1")
Bathroom	3.33m (10'11") x 1.51m (4'11")

Gross internal floor area (m²)

88m²

EPC Rating

F

Extras (Included in the sale)

All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings.

Please note, other items may be available through separate negotiation.

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