

20 Southesk Street

BRECHIN, ANGUS, DD9 6AN



Stunning period property that has been fully modernised to create a contemporary family home.



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Part Exchange is available on this handsome period property. Fully modernised to a high standard, this family home offers the best of both worlds. The lounge is a delight with a modern colour palette complimented by the abundance of light from the windows offering a dual aspect. The dining room is spacious enough to double as a home office and the dining kitchen is sleek and modern with a generous island for breakfasting. Patio doors from the kitchen lead to the garden. There is a shower room on the ground floor for added convenience. There is a good utility space off the kitchen that houses the boiler, washing machine, tumble dryer and ample storage space.

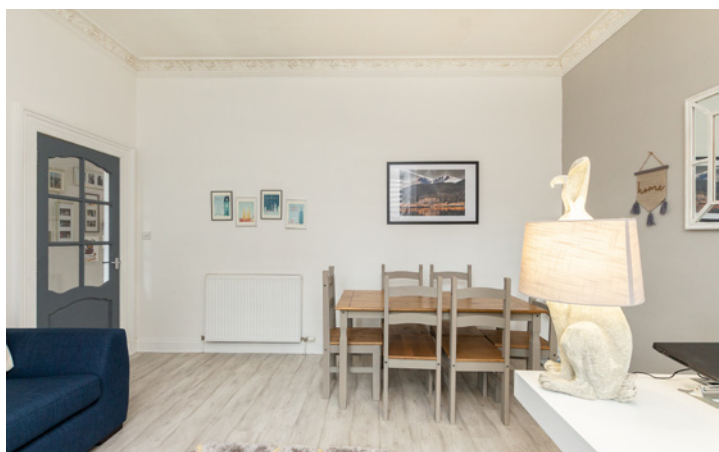
The upper floor holds three bedrooms and the family bathroom. This home marries period features with modern contemporary living style to create a home ready to walk into. To the front of the house, there is a small garden area and to the back, there is excellent space for relaxing or entertaining. A large patio area contains a summerhouse, ideal for use as a home gym. A grassed area softens the landscape. There is plenty of on-street parking available to the front of the property. Highly recommend viewing.



the kitchen



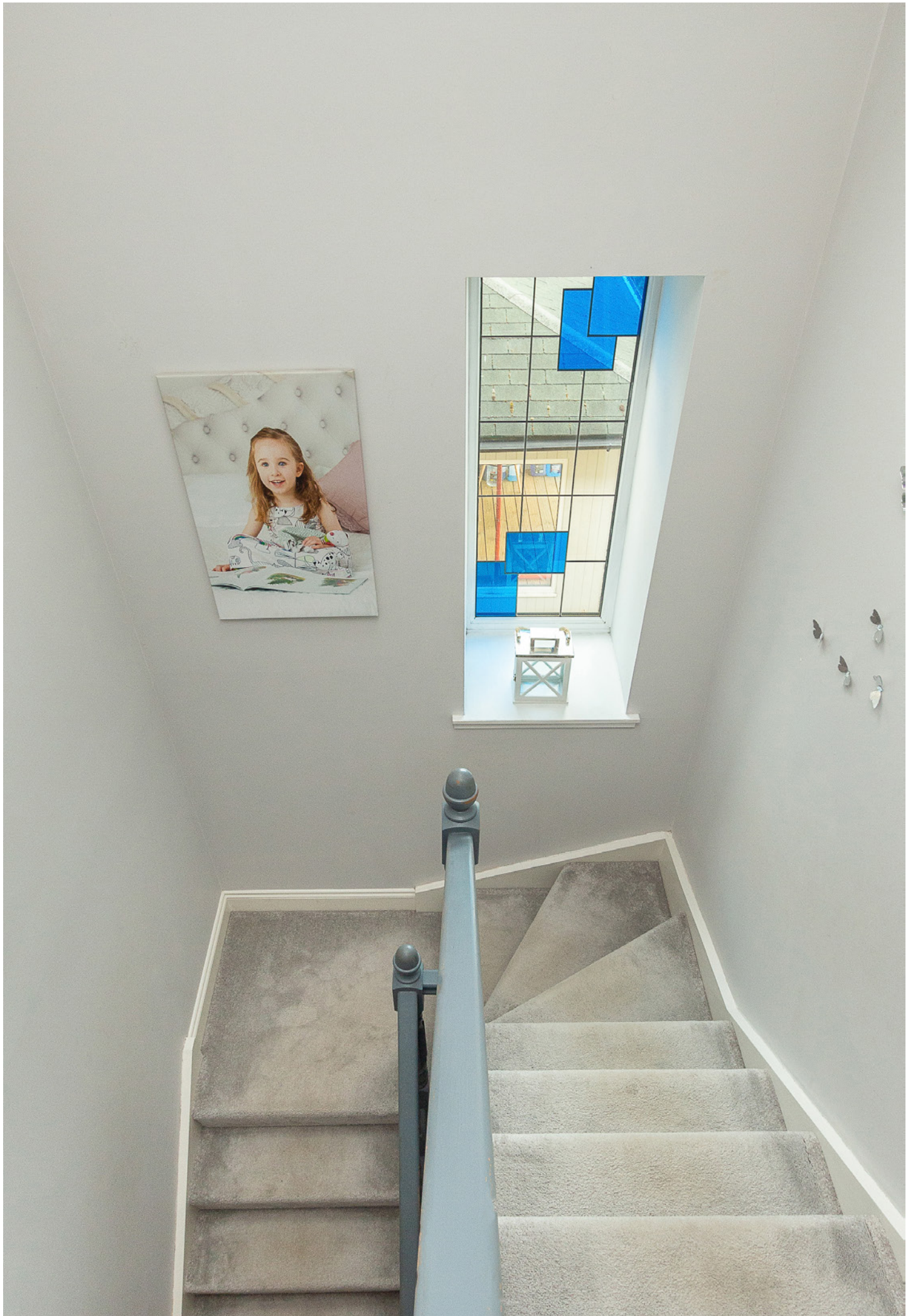
dining room





hall & shower room





bedroom 1





bedroom 2





bedroom 3





the bathroom





Approximate Dimensions

(Taken from the widest point)

Lounge	5.20m (17'1") x 4.10m (13'5")	Bedroom 3	4.20m (13'9") x 3.80m (12'6")
Kitchen	5.20m (17'1") x 3.80m (12'6")	Bathroom	2.90m (9'6") x 1.90m (6'3")
Dining Room	4.50m (14'9") x 4.10m (13'5")	Gross internal floor area (m ²): 145m ²	
Shower Room	2.10m (6'11") x 1.30m (4'3")		
Bedroom 1	4.90m (16'1") x 3.80m (12'6")		
Bedroom 2	4.50m (14'9") x 3.80m (12'6")	EPC Rating: D	

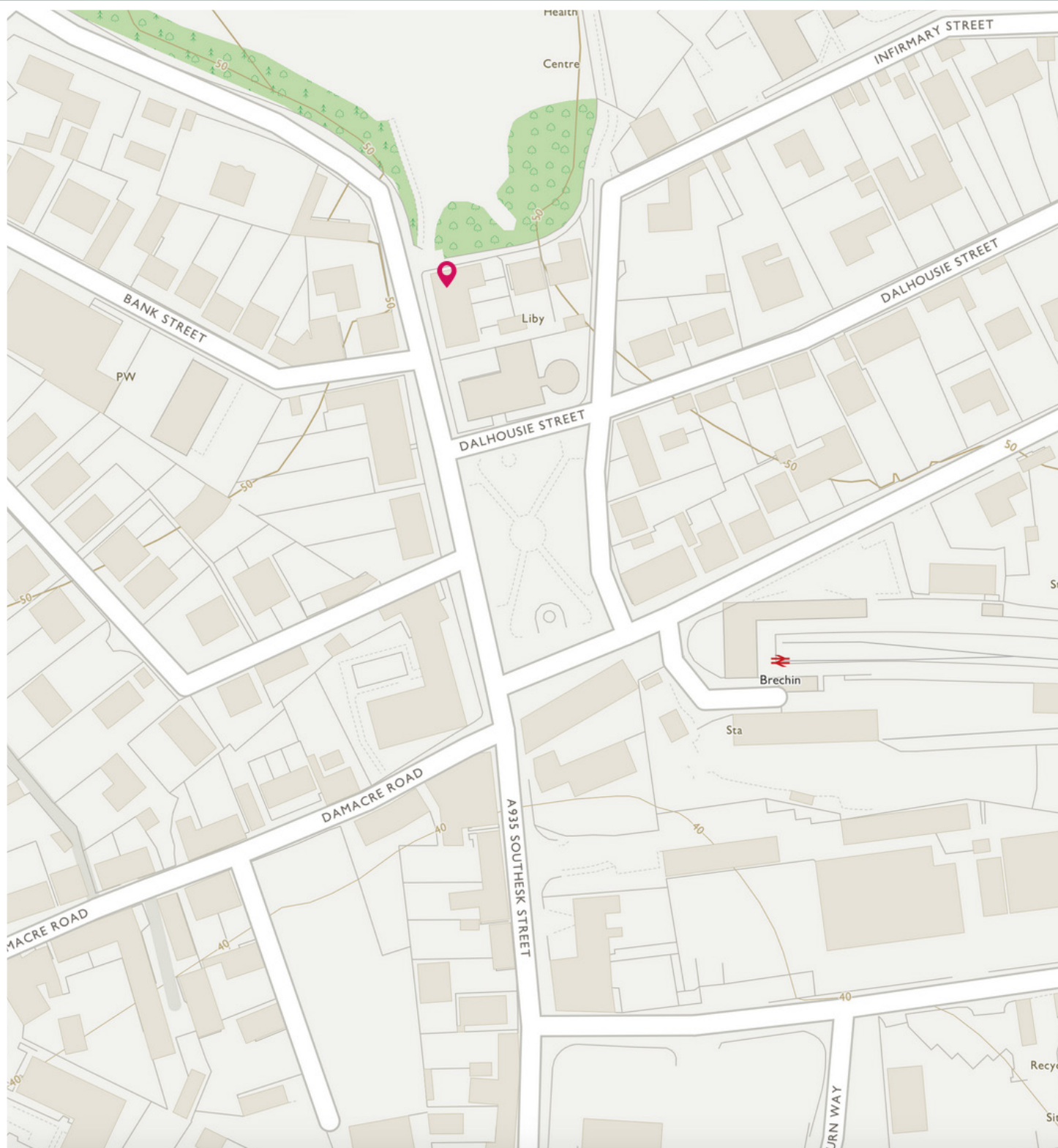






Set within the heart of Angus in the North East of Scotland, the cathedral town of Brechin is situated on the banks of the South Esk River. Once a city, Brechin's lovely cathedral stands central to the town boasting its classic 11th Century tower, a superb visitor attraction. Originally a Pictish area, 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. The town has its own Scottish League Football team, namely Brechin City Football Club. Both primary and secondary schooling is available in the area and in the centre there is a range of diverse shopping opportunities and a public library.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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