



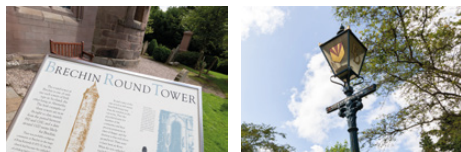
  
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**9 Chanonry Wynd**

BRECHIN, ANGUS, DD9 6JS



# Brechin

ANGUS, DD9 6JS

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.

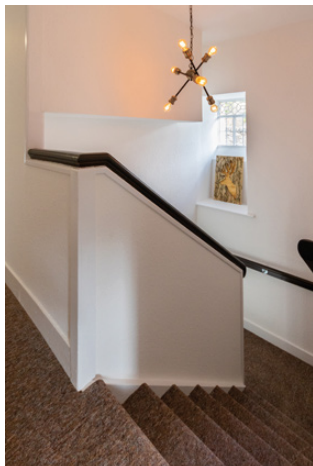
Originally a Pictish area, the history surrounding the town centre comes to life within the Pictavia Visitor Centre where fascinating historical stories unfold, all set within the park at Brechin Castle, which incorporates a playpark and nature trail.

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.

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.

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





# 9 Chanonry Wynd

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Tucked away, hidden from the daily bustle, 9 Chanonry Wynd sits amidst other carefully preserved homes all steeped in local history.

Internally, the house unravels to reveal capacious living space with a natural flow that culminates in an excitedly different home. There are still some works to be done to make this home bang up to date so be prepared to bring some creativity to the scene.

The entrance is into the porch and then the hall. On the ground floor are two bedrooms with a further room off one of the bedrooms. This could be extended further into the "cellar". The upper floor houses the lounge, bedroom one, kitchen and bathroom. The kitchen and bathroom need replacing making this a great opportunity to put your mark on this home.

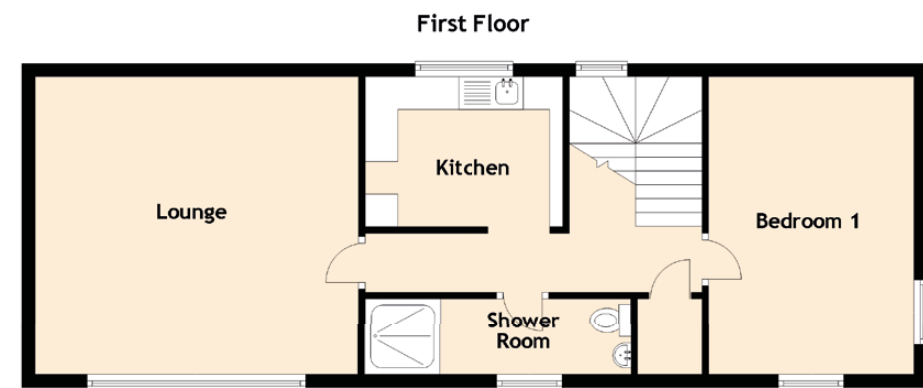
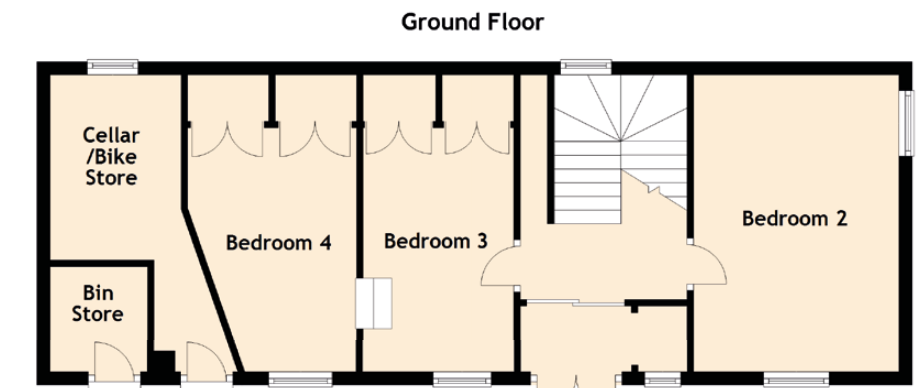
Externally, there are a cellar and a bin store. A new boiler has recently been fitted into the cellar. Adjacent to the house is what was the garden and now transformed into a parking bay for two cars. There is no other garden ground so ideal for those who simply enjoy life without the lawnmower.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.94m (16'2") x 4.75m (15'7")
Kitchen	3.04m (10') x 2.29m (7'6")
Bedroom 1	4.76m (15'7") x 3.32m (10'11")
Bedroom 2	4.55m (14'11") x 3.14m (10'4")
Bedroom 3	3.74m (12'3") x 2.32m (7'7")
Bedroom 4	3.74m (12'3") x 2.58m (8'6")
Shower Room	4.08m (13'5") x 1.16m (3'10")
Cellar/Bike Store	4.93m (16'2") x 3.58m (11'9")
Bin Store	1.62m (5'4") x 1.49m (4'11")

Gross internal floor area (m<sup>2</sup>): 109m<sup>2</sup> | EPC Rating: D

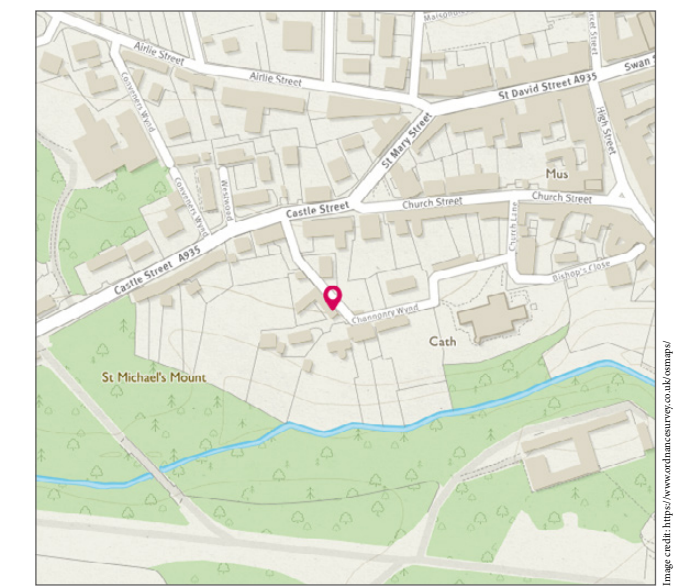


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