

12 Damacre Road

BRECHIN, ANGUS, DD9 6DT



*SUPERB ONE-BEDROOM FLAT ON THE GROUND
FLOOR WITH A COMMUNAL GARDEN*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Part exchange is available for this little gem! This great one bedroom ground floor flat offers excellent value for money and will surprise and delight with the space available.

The lounge has a window to the front and the use of the same flooring through the lounge, bedroom, kitchen, and hall creates a streamlined feel. The bedroom is accessed off the lounge and is complimented by built-in wardrobes. The galley style kitchen is well stocked with floor and wall units and offers an electric hob and built-under oven. The bathroom is modern with a wet-wall finish behind the shower and bath. An electric shower is over the bath and protected with a glazed screen.

A communal garden lies to the rear of the property. Ideal home ready to walk into.

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the lounge





the kitchen





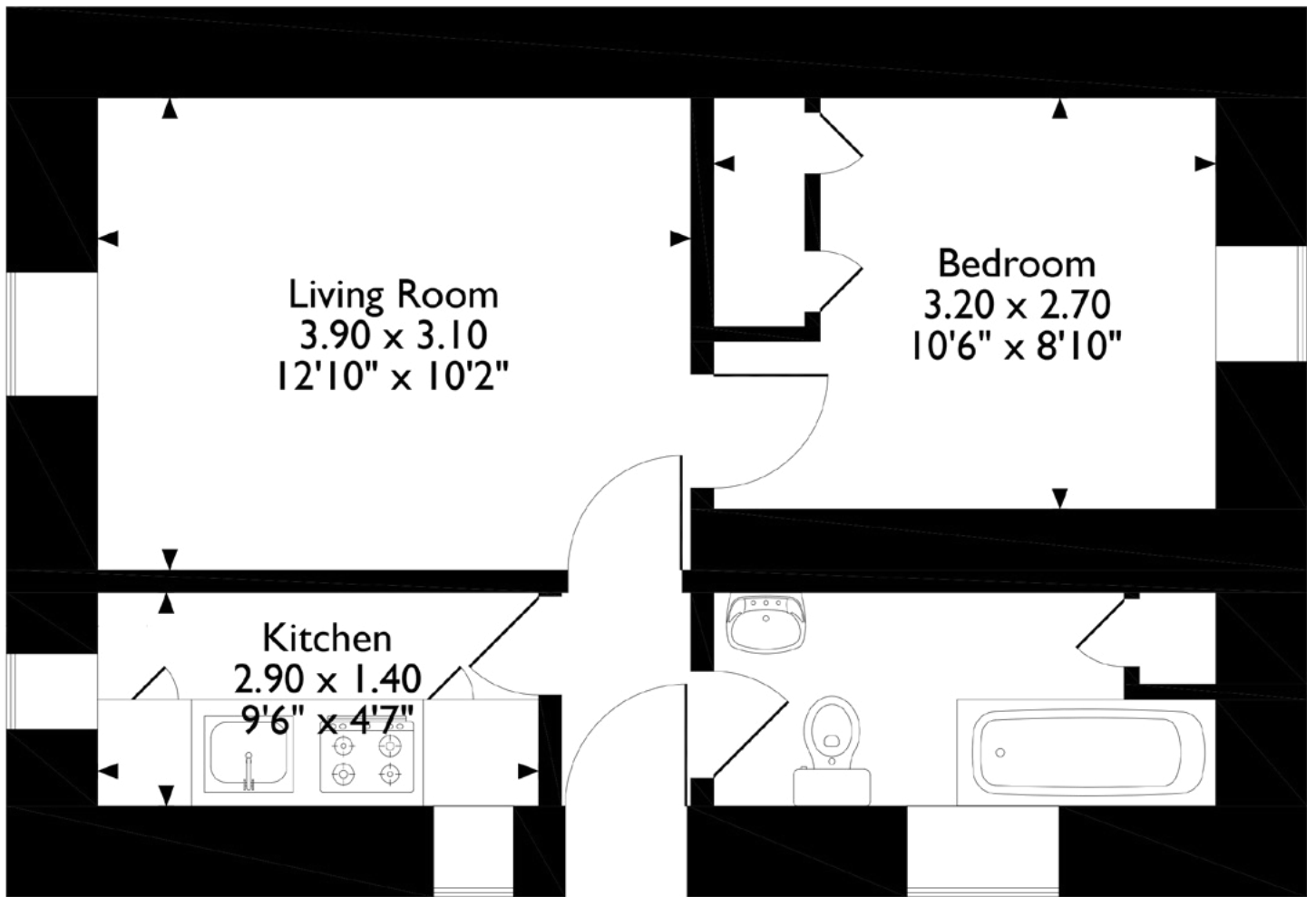
the bedroom





the bathroom





Gross internal floor area (m²): 32m²

EPC Rating: E





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 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. The town centre offers 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.

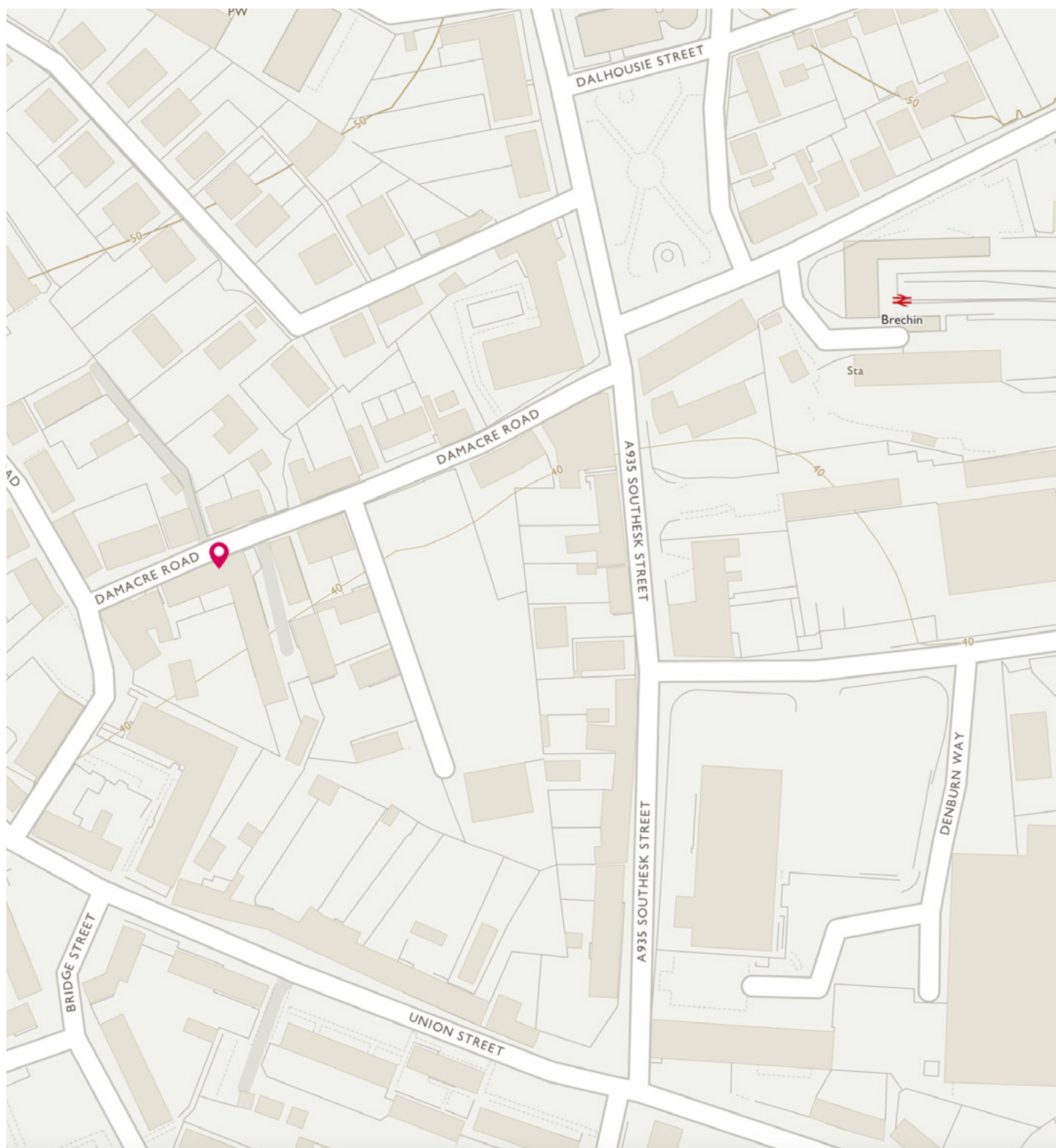


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAYNE SMITH
Corporate Account Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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