

**125 River Street,**  
Brechin, DD9 7ES

Price Over  
**£80,000**

 **3**  **1**  **1**   **74 m<sup>2</sup>** EPC **C** Council Tax Band **B**



**Contact Solicitor**

Shiells  
31a St. David Street  
Brechin  
DD9 6EG

01356 622171

[frances.coutts@shiells-law.co.uk](mailto:frances.coutts@shiells-law.co.uk)

<https://www.shiellslaw.co.uk>



**Features**



Garden

## Description

The property was formerly part of the Local Authority stock which has been purchased, fully upgraded and modernised to offer comfortable accommodation by today's expectations. The rooms are well proportioned and in excellent internal condition with many fine features and quality extras included in the sale. It comprises conservatory, lounge and modern fitted dining kitchen on the ground floor; while upstairs there are three good bedrooms and a luxury bathroom. It benefits from gas central heating and full double glazing for economical heating. There are gardens to the front and rear which are very easily kept. Early viewing is strongly recommended to fully appreciate the value offered by this fabulous terraced villa which offers ideal accommodation in move-in condition.

## Accommodation

**Conservatory** A UPVC door gives access to the double glazed conservatory which enjoys pleasant aspects to the south-west over the river and neighbouring countryside. Oak flooring, wall lights.

**Central Hallway** A cupboard houses the electrical meter, an under stair cupboard provides useful storage.

**Lounge 14'6" x 11'6" 4.38m x 3.47m** This is a bright well and spacious public room with three windows ensuring an excellent daylight factor. There is a superb open aspect over River Street to the South West. Decorative coving, telephone point, Sky point, a feature glazed oak door gives access from the hallway.

**Kitchen 14'6" x 8'6" 4.38m x 2.57m** This is a modern fitted kitchen with substantial storage/workspace in wall and floor mounted storage units with high gloss cream veneered doors, stainless steel handles and matching easy clean worktops. The ceramic hob, electric oven and cooker hood with stainless steel and glass canopy are all included in the sale. Stainless steel 1½ bowl sink and drainer with tiled splash backs, ceramic tiled floor, a UPVC door gives access to the rear garden. Breakfast bar for everyday dining, a window to the front enjoys a pleasant aspect. Blinds, spotlights, a glazed door gives access from the hallway.

**Upper Landing** A window provides natural lighting. The upper landing gives access to the bedrooms and bathroom from the central stairway. A hatch gives access to the attic, smoke alarm, spotlights.

**Bedroom One 13' x 8'6" 3.92m x 2.57m** The master bedroom is a bright and spacious double which is well presented. There is a window to the rear with a pleasant open aspect. There are wall-to-wall fitted wardrobes with a hanging rail, shelving and mirrored easy glide sliding doors.

**Bedroom Two 9'3" x 7'6" 2.79m x 2.26m** The second bedroom is an ideal teenager's room in that it can easily accommodate a single bed, computer desk, workstation, games consoles etc. A window to the rear overlooks the garden. There is a fitted wardrobe with hanging rail, shelving and easy glide sliding doors.

**Bedroom Three 9'6" x 7' 2.87m x 2.11m** The third bedroom is a well presented single which is located to the front of the property. It enjoys a super open aspect. TV point, telephone point.

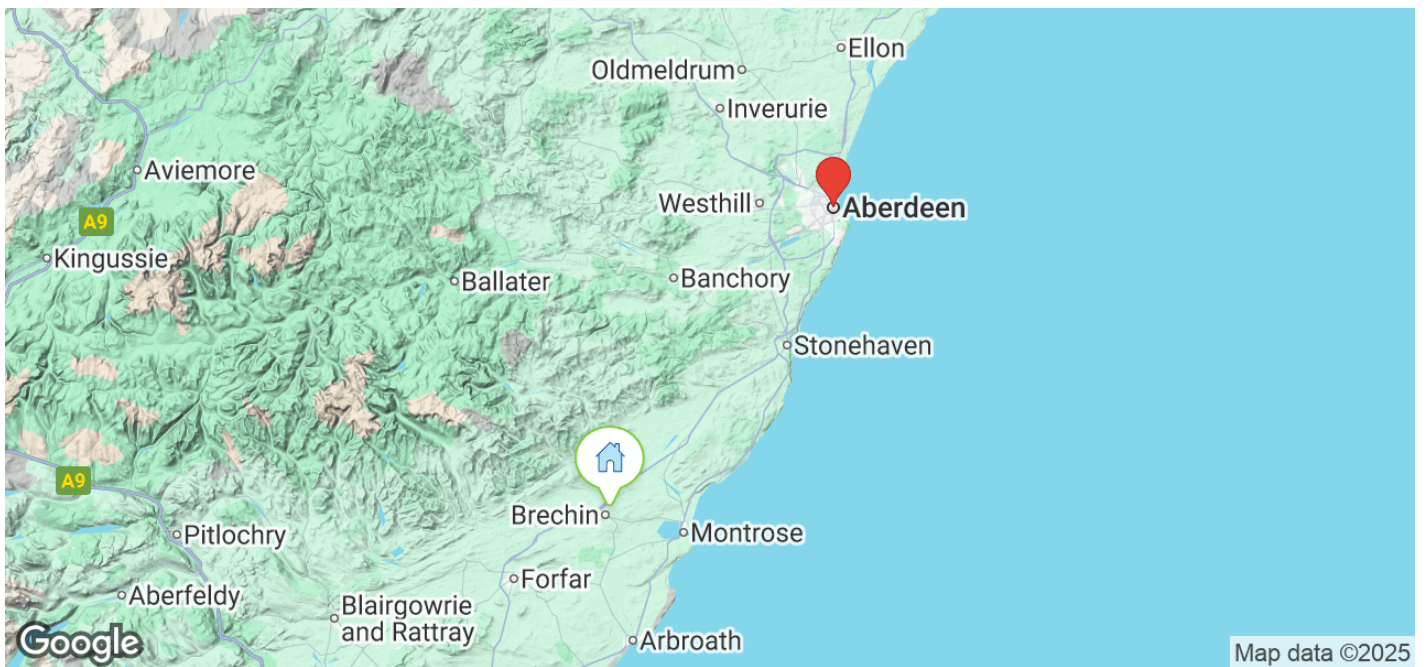
**Bathroom 8'6" x 5' 2.57m x 1.51m** Luxury fitted bathroom with white suite which comprises low level water closet, vanity style wash hand basin with low level storage and bath with Mira Play electric shower fitment and folding glazed shower screen. There is aqua panel lining to ceiling height on two walls, laminate ceiling with recessed down lighters, tiled floor, heated towel rail, fitted mirror with vanity shelf.

**Extras** All carpets, blinds, hob, oven and cooker hood are included in the sale.

**Central heating** A gas-fired central heating system has been installed with radiators located throughout the property.

**Double Glazing** All windows are fitted with double glazed sealed units in UPVC frames.

**Gardens** To the front that is an area of garden ground which is largely laid in washed pebbles for ease of maintenance. To the rear there is a paved patio with a rotary clothes dryer. A brick outhouse houses the gas boiler. There is a small herbaceous border with one or two easily kept shrubs.



### View this property here

<https://www.aspc.co.uk/search/property/345688/125-River-Street/Brechin/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.