

**99 High Street,
Brechin, DD9 6HF**

**Price Over
£59,500**

ASPC ref : 350967

 2  1  1 65 m² EPC **E** Council Tax Band **B**



Arrange a viewing

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(Shiels)

Shiels

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Property features:



The city of Brechin is situated between Aberdeen (40 miles) and Dundee (27 miles) just off the A90 dual carriageway and within easy commuting distance of Montrose rail station (9 miles). The town has two primary schools and Brechin High School caters for the teenagers. There are health clinics and dental surgeries in the town as well as a range of shops ranging from the high street multiples to traditional local retailers. The county of Angus offers an unrivalled range of leisure pursuits for the active family with hill walking, hunting and fishing being available widely throughout the area. The “Glens” and the Cairngorm National Park are an attraction for the outdoor enthusiast. Golfers fare particularly well with a wide range of courses on offer from the championship courses at Carnoustie, St. Andrews, Kingsbarns and Gleneagles to the local courses in Brechin and Edzell.

This is a stone built terraced home of quality which was constructed during the Victorian era. The property has been well maintained over the years and exudes great charm and character. It has been fully upgraded and modernised to offer extremely comfortable accommodation by today’s expectations.

The accommodation comprises entrance vestibule, hallway, lounge/dining area, modern kitchen and luxury shower room on the ground floor; while upstairs there are 2 double bedrooms. It benefits from full double glazing and gas central heating which combine for economical heating costs. Early viewing is strongly recommended to fully appreciate the value of this ideal starter home which may also appeal to the buy to let market.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/350967/99-High-Street/Brechin/>

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