

4 Crockatts Buildings,

Brechin, DD9 7DH

Fixed Price

£30,000

Under offer

 1
  1
  1
 
 45 m²
 EPC D
 Council Tax Band A



Contact Solicitor

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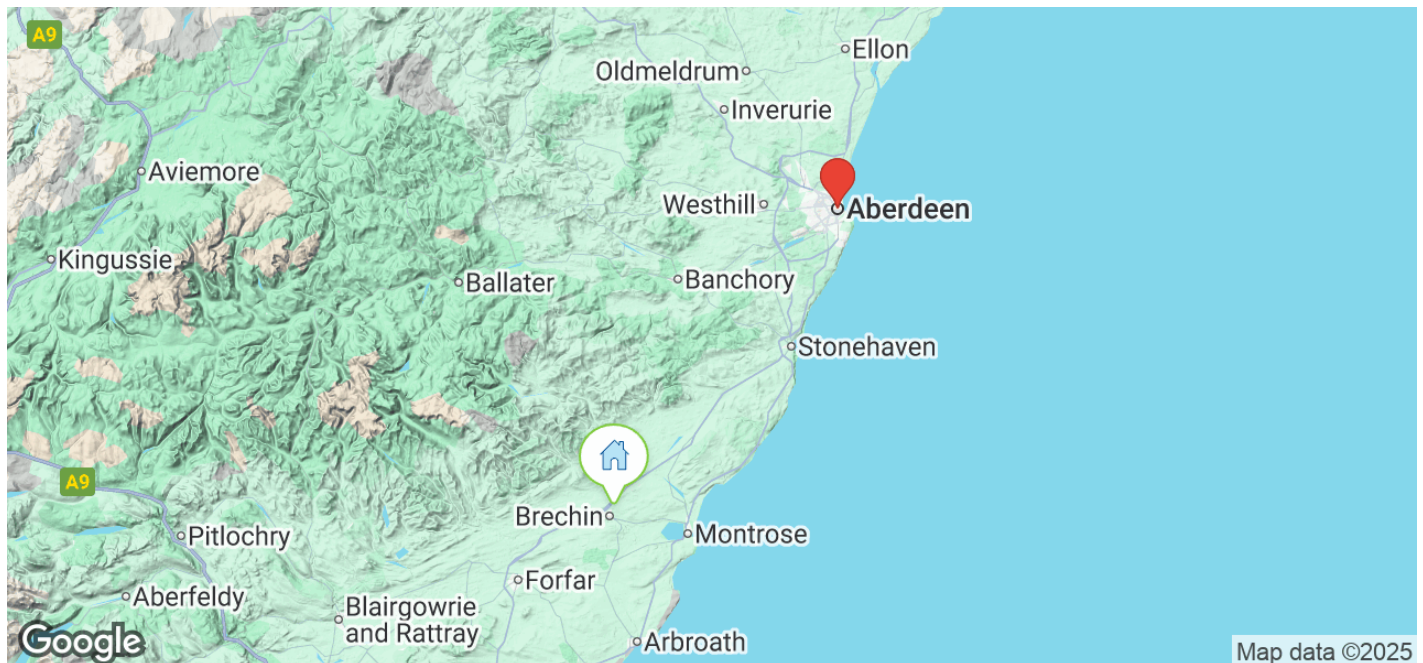
Features

Description

This is a **traditional stone built property** which was built around 100 years ago and has been well maintained over the years. The property was fully upgraded and modernised 20 years ago and it offers comfortable accommodation by today's standards. The accommodation comprises bright lounge with integral fitted kitchen, utility area, double bedroom and modern fitted shower room. The property benefits from white meter heating. There is shared garden ground to the rear of the property with a communal yard and shared drying area. Early viewing is strongly recommended to fully appreciate the value offered by this first floor flat which will appeal to both the first time buyer and the buy to let entrepreneur.

Location The city of Brechin is situated between Aberdeen and Dundee just off the A90 dual carriageway and within easy commuting distance of Montrose, Arbroath and Forfar. The town has 2 primary schools and Brechin High School caters for the teenagers. There are health clinics and dental

surgeries as well as a wide range of shops ranging from 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 fair 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.



Accommodation comprises

Hall: A window provides natural lighting and a pleasant aspect to the rear up Albert Place. The inner hallway gives access to all of the apartments. Dimplex storage heater provides space heating. Cupboard provides useful storage accommodation and houses the electrical consumer unit. Fresh décor.

Lounge: 3.77m x 3.62m (12'6" x 12') approx This is a bright and spacious public room which is located to the front of the property and enjoys a pleasant southerly aspect. There is a living flame electric fire with "marble" insert and hearth with timber surround which acts as a focal point. Wall mounted Creda storage heater. Archway through to the kitchen.

Kitchen: 3.62m x 1.51m (12' x 5') approx The kitchen has been fitted with a range of wall and floor mounted storage units supplied by MFI with light veneered doors and matching mid-oak worktops. The Neff electric hob, Etna electric oven and cooker hood are all included in the sale. Vinyl 1½ bowl sink and drainer with tiled splash backs around the cooker. Space for freezer. Immersion heater.

Shower Room: 2.61m x 1.51m (8'8" x 5'0") approx Internal shower room with champagne suite which comprises low level water closet, vanity style wash hand basin with low level storage and tiled shower cubicle with Gainsborough electric shower fitment and front entry shower enclosure. A large cupboard houses the hot water cylinder and provides additional storage space on slatted shelving. Aidelle extractor fan.

Bedroom: 3.14m x 2.87m (10'5" x 9'6") approx This is a bright double bedroom which is located to the rear of the property and enjoys a northerly aspect up Albert Place over the former Cooperative buildings. Four 13 amp sockets.

Utility room: 1.81m x 0.9m (6' x 3') approx With space and plumbing for a washing machine and additional storage in a wall mounted unit.

(Outside)

Gardens There is a communal yard to the rear of the property and the shared gardens have been largely laid in chips for ease of maintenance. Shared drying green.

(Other Information)

Extras The hob, oven and cooker hood.

Heating There is an electric heating system with storage heaters being located in the hallway and lounge.

Glazing Single glazing.

View this property here

<https://www.aspc.co.uk/search/property/290771/4-Crockatts-Buildings/Brechin/>

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