

**92 High Street,**  
Brechin, DD9 6HE

Fixed Price  
**£72,000**

 **2**  **1**  **1**   **57 m<sup>2</sup>** EPC **D** Council Tax Band **A**



**Contact Solicitor**

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**Features**



Garden

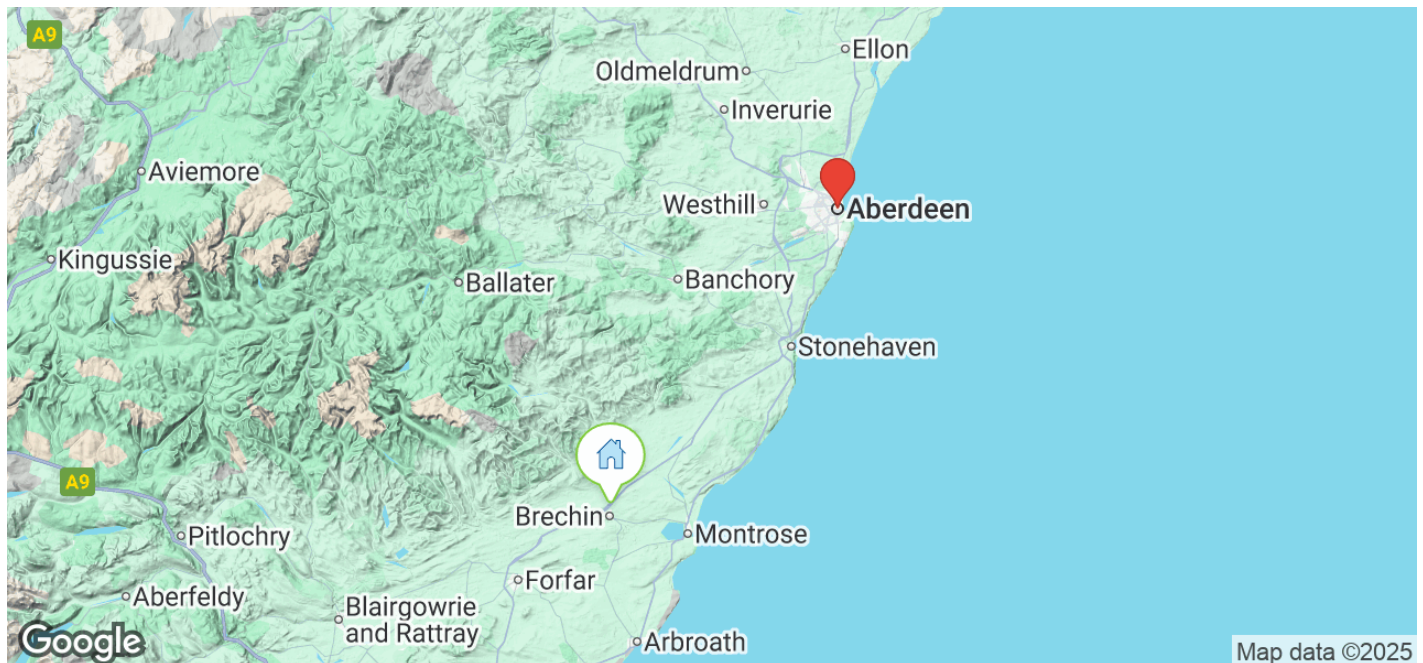
## Description

This is a stone built **maisonette flat** 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 hallway, sitting room and dining kitchen on the ground floor; while downstairs there are 2 bedrooms and the shower room. It benefits from full double glazing and gas central heating which combine for improved fuel economy. There is a private garden to the rear which offers potential to the interested owner.

Early viewing is strongly recommended to fully appreciate the value of this ideal starter home which may appeal to the buy to let market.

**Location** The city of Brechin is situated between Aberdeen and Dundee on the A90 dual carriageway and within easy commuting distance of Montrose, Arbroath and Forfar. 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.



## Accommodation comprises

**Hall:** A solid timber door gives access to the central hallway which leads through to the living room and kitchen. A cupboard provides useful storage accommodation.

**Kitchen:** 3.65m x 2.43m (12”x 8”) approx This is a modern fully fitted kitchen with ample storage / workspace in wall and floor mounted storage units with beech veneered doors, stainless steel handles and matching dark marble worktops. The Homark gas hob, electric oven, cooker hood and LEDC fridge freezer are all included in the sale. The Worcester combi boiler fuels the gas central heating system, a double glazed window overlooks the park to the rear towards the Brechin cathedral and the river Southesk. Stainless steel sink and drainer with tiled splash backs. Vinyl flooring. Small breakfast bar for everyday dining. Fifteen pane glazed door gives access from the hallway. Track lighting.

**Lounge:** 4.49m x 4.80m (14’9 ”x 15’9”) approx This is a bright well-proportioned public room with windows to the rear and side looking up the high street and over towards the cathedral and the river. A staircase leads down to the bedrooms and bathroom on the lower floor. The spindled balustrade is a particularly pleasing feature. There is a living flame gas fire with marble insert and hearth and timber surround which acts as a focal point. Picture rail. Natural pine facings and skirtings. Pendant light fitment.

**Shower room:** 1.82m x 1.67m (6” x 5’6”) approx Modern fitted shower room with white suite which comprises twin flush low level water closet, pedestal wash hand basin and corner shower cubicle with power shower fitment and semi-circular glazed shower enclosure. There is aqua panel lining within the shower cubicle to ceiling height. Vinyl flooring. Laminate ceiling with recess downlighters. Extractor fan.

**Bedroom One:** 3.17m x 2.81m (10’5” x 9’3”) approx The master bedroom is a well presented double with a large wardrobe which is located under the stairway and provides useful storage space. There

are two double glazed windows facing north and west which enjoy pleasant aspects. Two low level cupboards provide useful space.

**Bedroom Two:** 2.89m x 2.15m (9'6" x 7'1") approx Second bedroom is an ideal guest bedroom which is well presented. There is a double glazed window to the rear. Dado rail. Decorative coving. Freestanding wardrobe.

### **(Outside)**

**Garden** There is an area of garden ground to the rear which is enclosed by timber fencing and stone walls and offers potential to the avid gardener.

### **(Other Information)**

All carpets and blinds, hob, oven, cooker hood and fridge freezer are included in the sale. Other items of furniture may be included subject to receipt of satisfactory offer to the vendors.

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

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

#### **View this property here**

<https://www.aspc.co.uk/search/property/319988/92-High-Street/Brechin/>

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