

## 2A Crockatts Buildings, Montrose Street, Brechin, DD9 7DH

Fixed Price  
**£29,995**

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 42 m<sup>2</sup> 
 EPC **F** 
 Council Tax Band **A**



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### Features

## Description

Brechin is situated between Aberdeen and Dundee just off the A90 dual carriageway and within easy commuting distance of Montrose, Arbroath and Forfar. The City has a long history and is well known for its Cathedral with its Eleventh Century round tower, originally free-standing but now incorporated in the framework of the Cathedral. There are all necessary local amenities including a wide range of shops from the well known “high street names” to traditional local shops. There are two Primary Schools and secondary education at Brechin High School. The County of Angus (which describes itself as “the birth place of Scotland”) offers a wide range of attractions and activities, particularly in the Glens and the Cairngorm National Park where there is hill walking, hunting and fishing. There are championship golf courses at Carnoustie, St. Andrews, Kingsbarns and Gleneagles and there are two local courses in Brechin and Edzell. Brechin’s connections with famous people include Robert Watson-Watt, the pioneer of radar who was born in Brechin and the father of Arthur Davidson, one of the founders of the Harley Davidson Motorcycle Company who was born in a Croft nearby.

This **second floor flat** faces south and has extensive views over the City to the countryside and hills beyond. There is full electric panel central heating and double glazing and the well maintained

accommodation comprises hall, bright south facing lounge, double bedroom (with fitted wardrobes) and fully fitted “galley” kitchen, both to the rear, and bathroom. The flat is reached by way of an external stone staircase at the rear of the block, which makes up Crockatts Buildings, to the first floor and then by way of a further door and staircase to the top floor. The price includes all fitted floor coverings, curtains, light fittings and the kitchen appliances.

**ACCOMMODATION:-** HALL; LOUNGE; DOUBLE BEDROOM; FITTED KITCHEN; and BATHROOM.

**EPC RATING:** BAND – ENERGY EFFICIENCY F; ENVIRONMENTAL IMPACT E

**COUNCIL TAX:** BAND A

## ACCOMMODATION

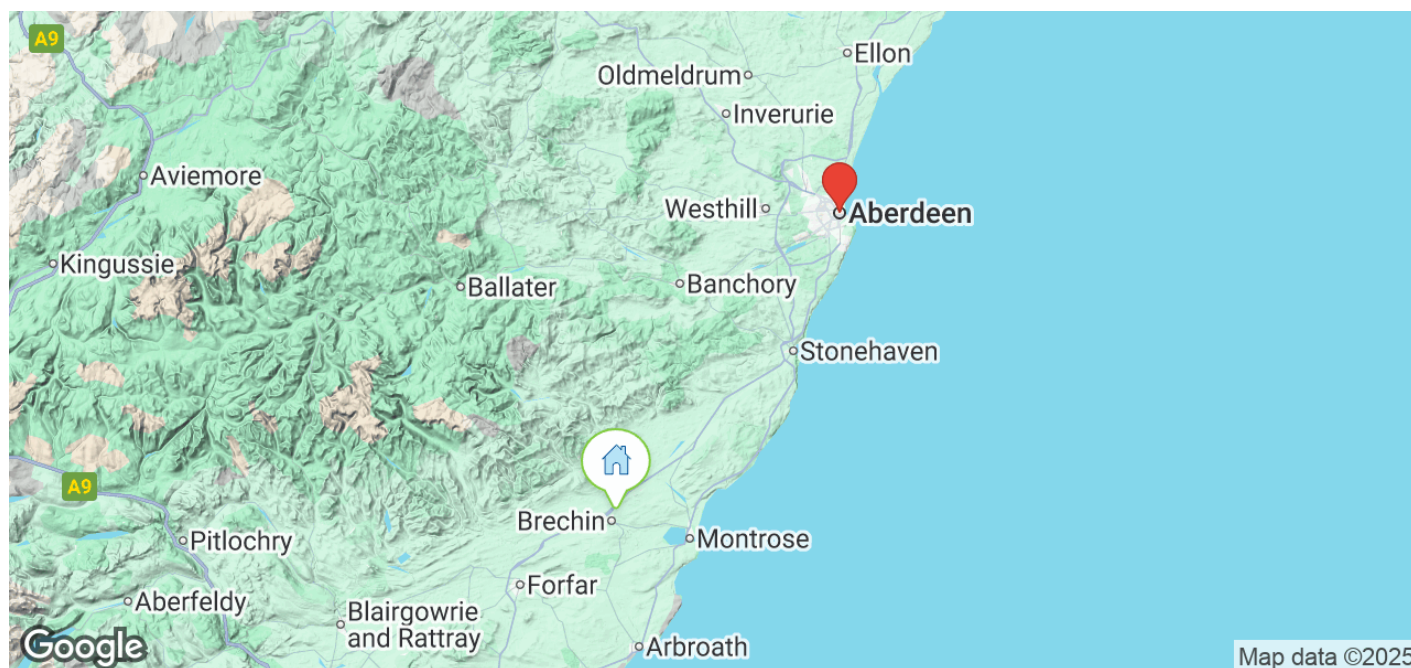
**HALL** Electric meter cupboard. Panel heater. Laminate flooring. Smoke alarm.

**LOUNGE (14’ 6” x 12’ 7”)** Entered from the hall by 15 pane Georgian style door. Large south facing picture window with wide sill. View to the countryside. Feature fitted electric fire.

**DOUBLE BEDROOM (13’ x 10’ 7” [longest and widest])** With open outlook to the rear of the flat. Airing cupboard with hot water tank. Double wardrobe with storage above. Panel heater.

**FITTED KITCHEN (9’ 4” x 5’ 3”)** Fitted with floor and wall storage units in beech finish with “shaker” style handles. Complementary worksurfaces and stainless steel sink with single drainer and mixer tap. Fitted oven, hob and extractor hood. Washing machine. Fridge. Panel heater. Laminate flooring.

**BATHROOM (5’ 9” x 5’ 8”)** Three piece suite comprising WC, washhand basin and bath. There is an electric shower and a separate shower fitted to the bath taps. Pine lined walls. Panel heater. Window. Laminate flooring.



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<https://www.aspc.co.uk/search/property/321992/2A-Crockatts-Buildings--Montrose-Street/Brechin/>

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