

**2 Pearse Street,**  
Brechin, DD9 6JR

Price Over  
**£105,000**

**Under offer**

 **2**  **1**  **1**   **92 m<sup>2</sup>** EPC **E** Council Tax Band **C**



**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 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 in the town as well as a wide 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 hillwalking, 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 locally.

The property, an **end terraced townhouse** was built in the late 19th century is of the Victorian era. It forms part of a large stone built detached house that has been converted into 3 impressive flatted dwellings. The property has been very well maintained over the years and has been fully upgraded and

modernised to offer extremely comfortable accommodation by today's expectations. The rooms are generously proportioned and beautifully presented with many fine features and quality extras included. It benefits from gas central heating by way of a combi boiler. It comprises spacious dining kitchen and utility room on the ground floor; while upstairs there is the lounge, 2 bedrooms and family bathroom. There is a shared courtyard to the rear of the property as well as a shared drying area. Early viewing is strongly recommended to fully appreciate the value for money offered by this charming traditional home which simply exudes character.

## **Accommodation**

A solid timber door with six glazed panes gives access to the **entrance vestibule** which has a bright and airy appearance that continues through the entire property. There is a large walk-in cupboard which provides useful storage space and has coat hooks. A 15 pane glazed door leads through to the lower central hallway. Laminate flooring.

**Dining Kitchen** This is a modern fully fitted kitchen with ample storage/workspace in wall and floor mounted units with "mahogany" veneered doors and matching "Italian marble" worktops. The Belling gas hob, electric oven and cooker hood are included in the sale. Stainless steel 1 ½ bowl sink and drainer with tiled splash backs. Large larder cupboard, space for other white goods. The dining area is ideal both for entertaining and everyday family dining. The original cornicing is a pleasing feature. A window overlooks Pearse Street in a westerly direction. Bracket for TV.

**Utility room** It is plumbed for washing machine and provides space for a tumble dryer and freezer. There is a wall mounted Worcester boiler which fuels the central heating system. Fitted shelves, coat hooks, window to rear, fluorescent light fitment.

**Upper Landing** The central stairway exudes charm. A skylight provides natural lighting. A large walk-in wardrobe provides ample storage on shelving and a hanging rail. A glazed attic hatch leads to the attic.

**Lounge** This is a bright and spacious public room with a window overlooking the cathedral and neighbouring properties to open countryside on the horizon. The original cornicing as a pleasing feature. There is a feature timber fire surround with "dark marble" insert and hearth acts as a focal point. Living flame electric fire, fitted bookshelves, pendant light fitment. It is currently used as a family bedroom within the bed and breakfast business.

**Bedroom One** The master bedroom is a sizeable double in immaculate internal condition. There is a window overlooking the courtyard in a northerly direction. Original cornicing, tasteful décor, small fitted wardrobe, TV point.

**Bedroom Two** This is an ideal guest or family bedroom which enjoys a pleasant aspect to the West. It is again impeccably presented, TV point.

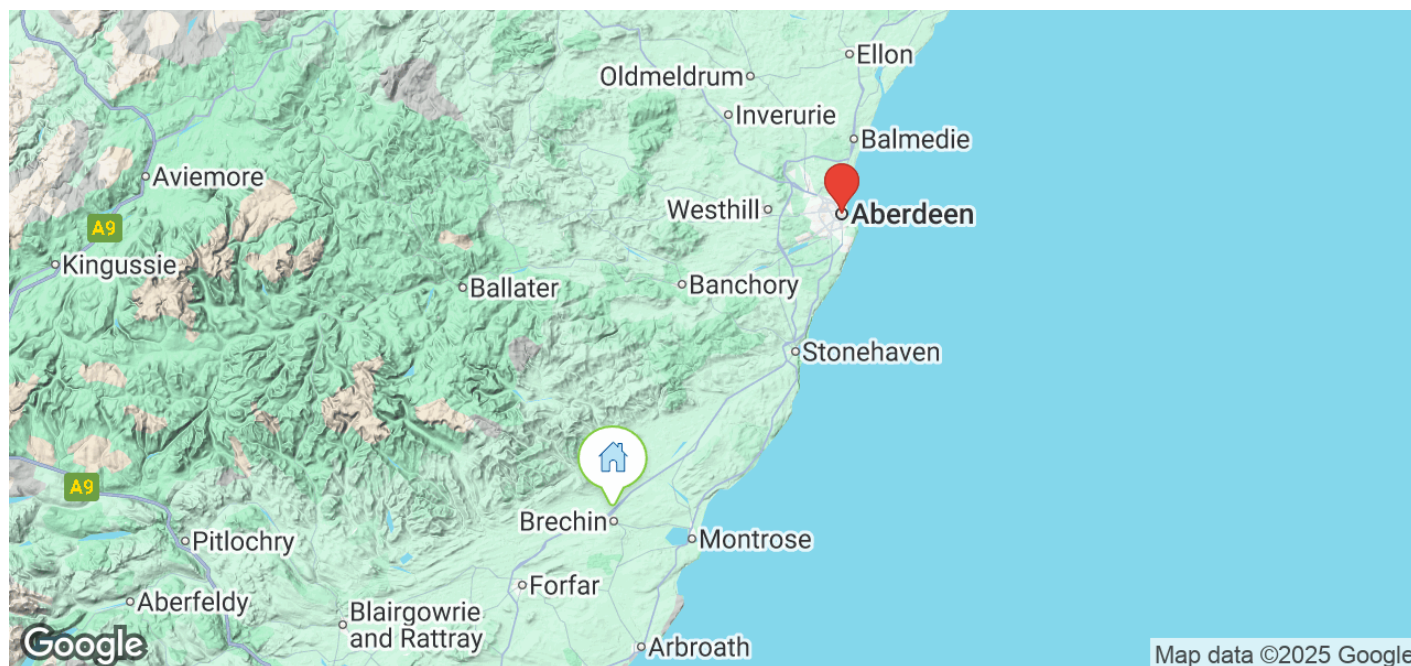
**Bathroom** Modern fitted bathroom with white suite which comprises low-level back to wall toilet, pedestal wash hand basin and bath with thermostatic shower fitment and glazed shower screen. There is aqua panel lining around the bath to ceiling height, some ceramic tiling, laminate flooring, window to side, roller blind.

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

**Central Heating** Gas central heating. The boiler was replaced in 2016.

**Glazing** Single glazing.

**Gardens** There is a communal courtyard to the rear of the property. A path leads to the shared drying area.



### View this property here

<https://www.aspc.co.uk/search/property/352002/2-Pearse-Street/Brechin/>

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