

**15a Bank Street,**  
Brechtin, DD9 6AU

Fixed Price  
**£49,000**

**Under offer**

 **2**  **1**  **1**   **63 m<sup>2</sup>** EPC **E** Council Tax Band **A**



**Contact Solicitor**

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**Features**

**Description**

The city of Brechtin 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 Brechtin Community Campus and Leisure Centre with a swimming pool is located within a short drive and it also provides secondary education 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.

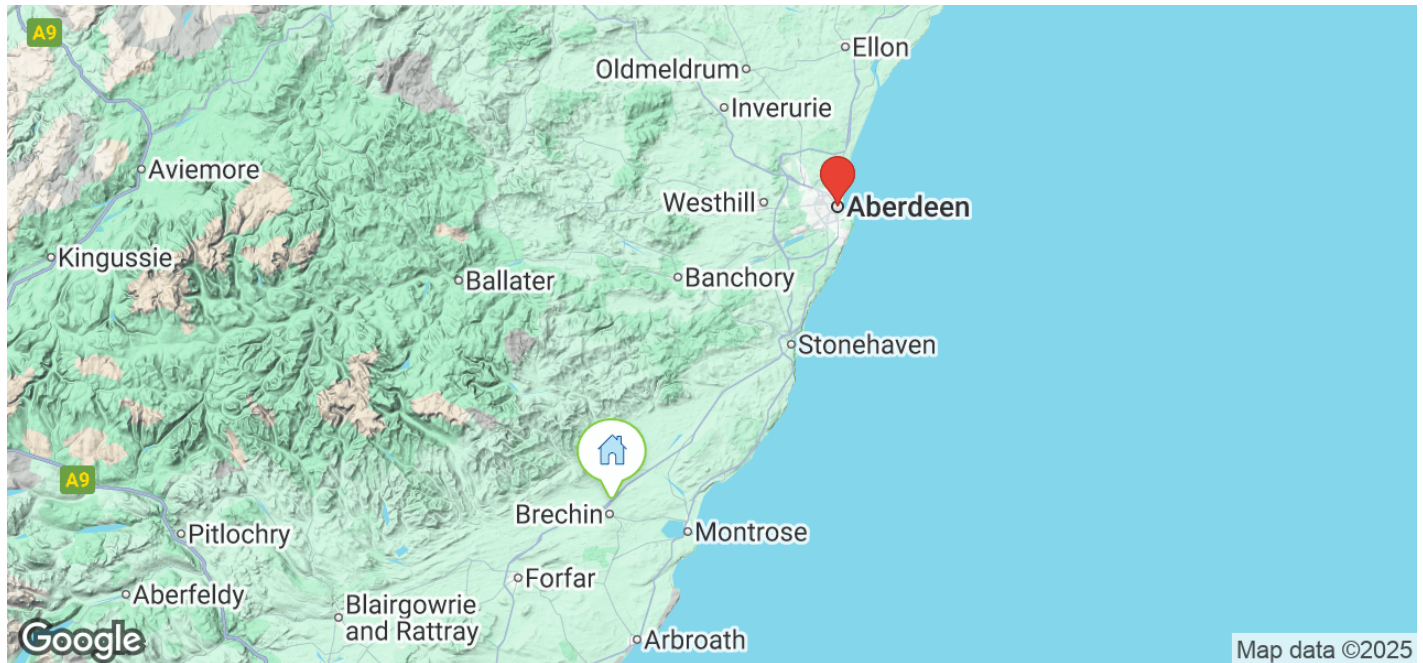
This Victorian property has been well maintained over the years and is well appointed in a much sought after locale. The rooms are well proportioned with many fine features and quality extras. The

property benefits from gas central heating for comfort in the winter. It comprises lounge, fitted dining kitchen and bathroom on the lower floor; while upstairs there are two bedrooms. There is a shared area of ground to the rear for drying clothes. Early viewing is strongly recommended to fully appreciate the value for money offered by this substantial 2 bedroom traditional flatted dwelling.

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

**Central Heating** A gas-fired central heating system has been installed.

**Glazing** All windows are of the sash and case type.



## Accommodation comprises

**Hall** A solid Swedish security door gives access to the compact entrance hallway which leads to the lounge, kitchen and bathroom on the lower floor; while the central stairway leads to the bedrooms on the upper floor. A high level cupboard houses the electrical consumer unit, a Velux window provides natural lighting, wall lights, laminate flooring, an under stair cupboard with hanging rail and shelf provides useful storage.

**Lounge** This is a bright and spacious public room which is located to the front of the property. It enjoys an aspect over Panmure Street in a northerly direction. A feature corner window looks down the street in an easterly direction. There is a feature living flame electric fire with timber fire surround with tiled insert and hearth which acts as a focal point, recessed cupboard with three shelves provides storage, original cornicing, laminate flooring, TV point, telephone point.

**Dining Kitchen** The kitchen has been fitted with a range of wall and floor mounted storage units with white veneered doors with stainless steel handles and matching dark laminate worktops. The Indesit gas hob, Beko electric oven and extractor hood are included in the sale. Space and plumbing for washing machine, space for tumble dryer and fridge freezer, stainless steel sink and drainer with tiled splash backs, vinyl flooring, a window to the side enjoys an aspect over Bank Street in an easterly direction, track lighting, space for a dining table, Vokera combi boiler.

**Bathroom** Fitted bathroom with white suite which comprises back to wall toilet, pedestal wash hand basin and bath with Mira Excel mixer shower fitment and glazed shower screen. There is aqua panel

lining to ceiling height within the bath area, ceramic tiled floor, heated towel rail, window to rear, shaver point and extractor fan.

### **Upper Landing**

It gives access to the bedrooms from the central stairway, a hatch gives access to the attic, a large cupboard provides useful storage on shelving and a hanging rail.

**Bedroom One** The master bedroom is a bright and spacious double with a dormer window enjoying an aspect in a southerly direction to the rear. Coombed ceilings add to this room's charm. There is ample space for freestanding furniture.

**Bedroom Two** Located to the front of the property, this is an ideal guest or family bedroom which is well presented. Dormer window, fitted wardrobe with hanging rail and shelf.

**Drying Facilities** There is a shared drying area to the rear of the property.

### **View this property here**

<https://www.aspc.co.uk/search/property/355812/15a-Bank-Street/Brechin/>

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