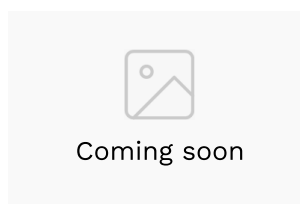
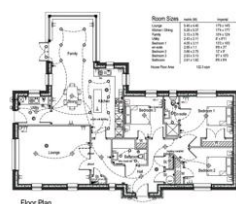
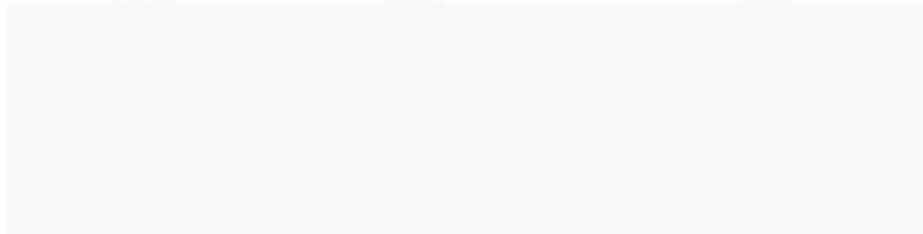


**9 East Mains,**  
Edzell, Brechin, DD9 7WE

Fixed Price  
**£322,000**

 **3**  **1**  **2**  Council Tax Band **TBC**



#### Contact Solicitor

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**Features**  Garage  Garden  New build

## Description

In a picturesque setting within a select development by DLB Scotland which looks over surrounding countryside on the edge of the village with a short walk to the River Esk, this **detached luxury bungalow** provides spacious accommodation over one level.

A spacious lounge, an open plan family room, dining room and kitchen together with a self contained utility room will cater comfortably for the needs of a number of occupants.

3 double bedrooms with a quality master en suite facility and a well appointed family bathroom complete the accommodation in this impressive single storey bungalow.

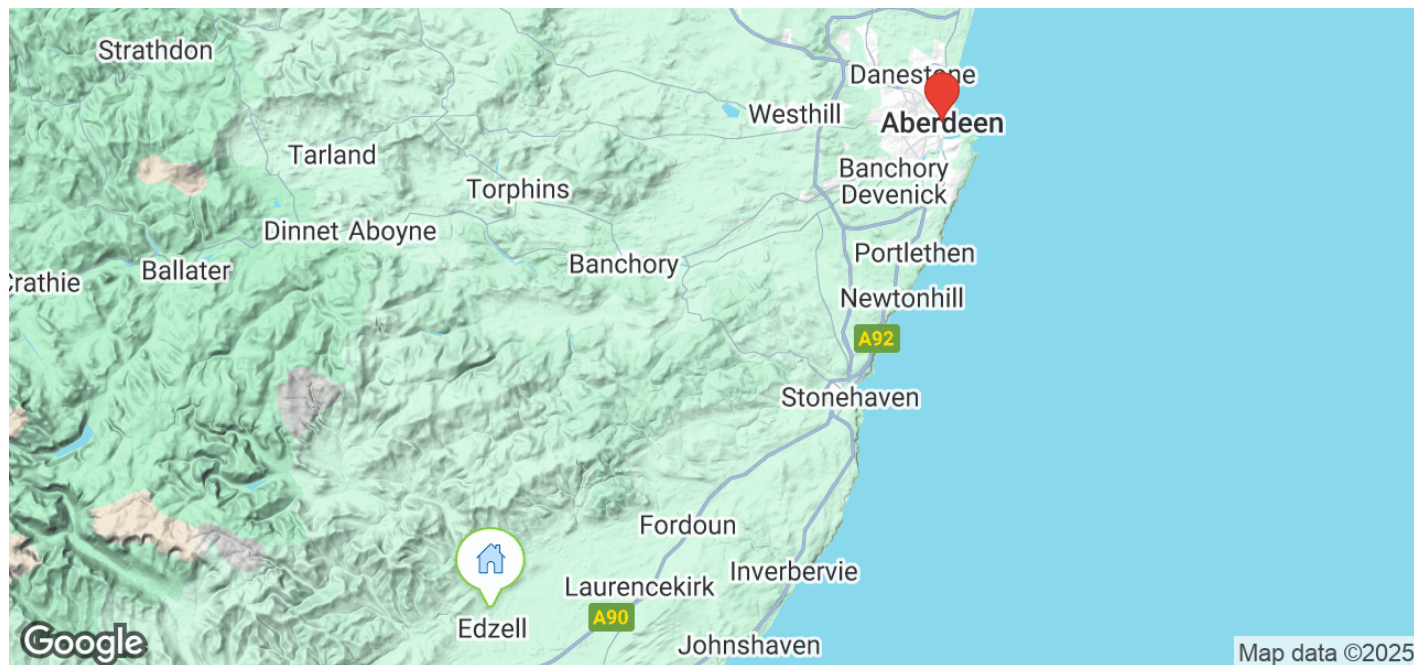
There is over 130 square metres of accommodation set in a generously proportioned plot on the edge of the development.

This charming Angus village has a range of local amenities and services catering for the day to day needs of the village and includes the local primary school, health centre, local shops, cafes and 2 hotels all of which are within easy walking distance from Eskside.

Edzell is convenient for the numerous Angus Glens which provide the opportunity for numerous outdoors pursuits, whilst the village has its own long established and well renowned golf course.

This select village is convenient for the A90 trunk road which is a short drive away and carries traffic quickly north towards Aberdeen City and south to Dundee City with numerous Angus towns including the close by cathedral City of Brechin.

The site layout, floor plans and specifications have been provided for illustrative purposes by the architect and developer and these may change during construction.



### View this property here

<https://www.aspc.co.uk/search/property/361797/9-East-Mains/Brechin/>

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