



FOR SALE – 24 MONTROSE STREET, BRECHIN, ANGUS DD9 7BY - OFFERS OVER £85,000 - EPC D
ADAMS PROPERTY – Tel: 0131 443 4436 or 07719 855856 Email: david@adams-property.co.uk



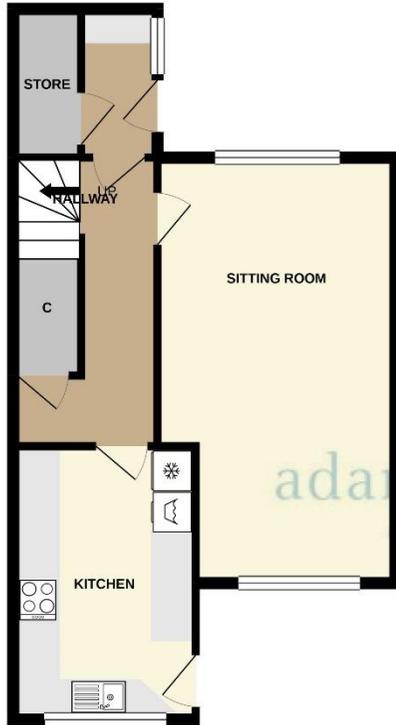




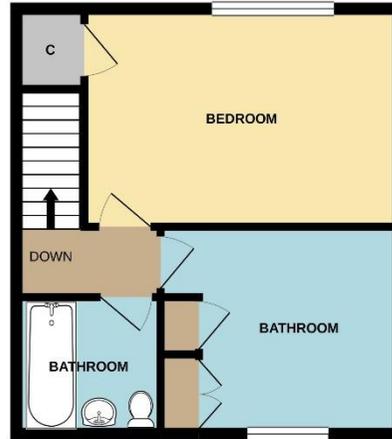




GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.




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24 MONTROSE STREET, BRECHIN, DD9 7BY

TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Viewing by appointment only
through Adams Property:**

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DESCRIPTION: This spacious and well appointed, two bedroom terraced house is in excellent condition and comes with many extras included. Downstairs there is a large sitting room, a hallway with plenty of deep storage and a bright, modern fitted kitchen. Upstairs are two double bedrooms, a loft and a family bathroom with shower. There is a lovely south facing garden to the rear and a small, gravelled garden at the front which open to on street car parking bays. The house is fully double glazed and has electric central heating. The property is ready and available for immediate entry.

ENTRANCE & HALLWAY: A secure UPVC door with glazing panels, opens into the vestibule and hallway which have laminate flooring. The vestibule has a deep cupboard which could be converted into a WC. The hallway leads through to the kitchen to the rear and there is a stairway with carpet on the right. Beneath the stairway is another deep cupboard.

SITTING ROOM: (6.25m x 3.5m) This spacious and bright room has fitted carpet, satellite point and two large picture windows to the front and the rear. The central light fitting has an electric fan and all venetian blinds throughout the house are included.

KITCHEN: (3.8m x 3m) The kitchen has gloss white wall and base units with marble effect laminate worktops. There is an integral electric cooker and grill an electric hob with extractor unit above. There is a free standing fridge freezer in one corner, a Zanussi washing machine and a Bosch dishwasher, all of which are included in the sale. A large window overlooks the back garden and here there is a stainless steel sink and drainer. To the left, a half glazed door opens onto the back garden.

FAMILY BATHROOM: (2m x 1.85m) The upstairs landing opens onto the bathroom and two bedrooms. Above the landing is a loft hatch. The bathroom has a white suite and electric shower over the bath. The walls are tiled from floor to ceiling and there is a window with frosted glass.

BEDROOM 1: (4.6m x 3.2m) With fitted carpet, cupboard and large window overlooking the front.

BEDROOM 2: (3.5m x 3.2m) Also with fitted carpet, built in double wardrobes and an airing cupboard. The window has pleasant views south over the garden and open ground to the rear.

GARDEN & EXTERIOR: The property is in a short row of terraced properties, and a lane on both sides allows access to the rear. There are public parking bays to the front and plenty of additional on street parking nearby. The front garden is enclosed by timber fencing and is laid out with gravel and stone slabs which lead to the front door. The rear garden is also laid out with gravel and paths plus there are also some attractive mature shrubs and borders. The garden is also enclosed with timber fencing and there is a handy brick built shed for garden tools or bicycles. A gate in the fence opens out onto some open public grounds to the rear and to the lanes which lead around to the front.

LOCATION: Montrose Street is on the south side of the pretty town of Brechin and close to shops, schools and public transport. The town is close to the A90 giving easy access to other towns and cities. Dundee is a 30 minute drive to the south whilst Aberdeen is under an hour to the north.

These particulars are intended to give a fair description to assist proposed purchasers when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever. All measurements stated herein are approximate. Buyers should obtain verification of information contained herein from their solicitor and/or surveyor.



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