



90 City Road | Brechin | DD9 6DL
Offers Over £110,000

T. DUNCAN & CO.
Solicitors • Estate Agent





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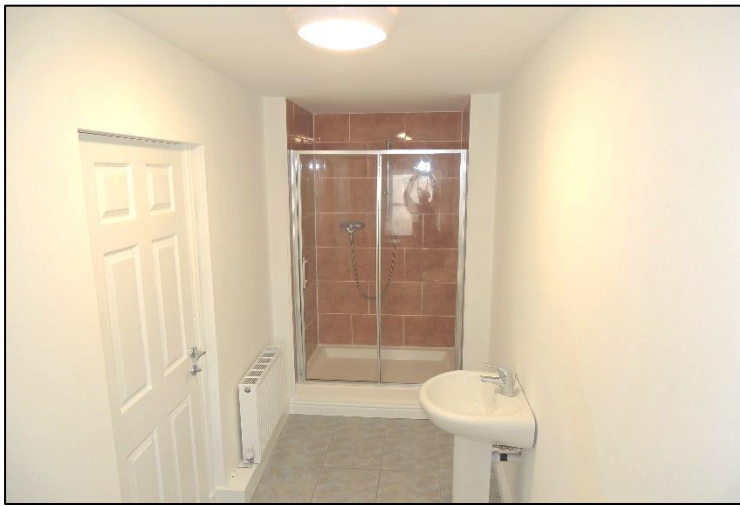
Offers Over £110,000

We have for sale this unique opportunity to purchase a two-bedroom end terraced house with a substantial garage. The property has been recently decorated throughout and benefits from gas central heating and double glazing (shower window is single glazed). Comprising of shower room, two bedrooms, kitchen and lounge.

An ideal opportunity for an investor to develop the garage with the appropriate building applications or a rental investment. Perfect for anyone looking for bigger garage space or expanding their business.

The garage measures approximately 32.5m x 8.5m = circa 275m².

- End Terraced House
- Shower Room: 4'5 x 11'5 (1.36m x 5.32m)
- Lounge: 12'3 x 11'3 (3.75m x 3.46m)
- Master Bedroom: 9'8 x 14'10 (3.00m x 4.57m)
- Bedroom 2: 11'5 x 11'0 (3.50m x 3.38m)
- Kitchen: 9'4 x 8'8 (2.87m x 2.69m)
- Garage



Entrance Hall: uPVC door leads into the vestibule, electric meter and glass panel door opens into the hallway with radiator.

Shower Room: Comprising of three-piece suite with walk in shower and is tiled from floor to ceiling, wash hand basin, toilet, radiator, tiled floor, single glazed window, cupboard housing gas boiler and meter, undercounter space for plumbed in washing machine, two storage cupboards with coordinating work top.

Lounge: Glass panel door into the lounge, double glazed window, radiator, tv point and sockets.

Master Bedroom: Double glazed window and radiator.

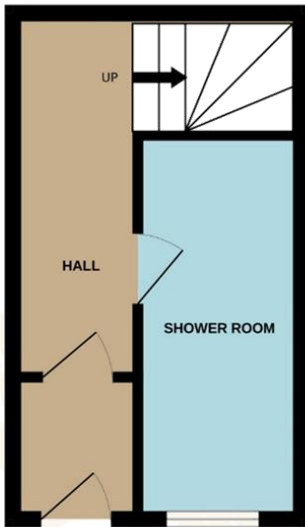
Bedroom 2: Front facing with double glazed window and radiator.

Kitchen: Fitted to modern base and wall units with coordinating worktops incorporating stainless steel sink with mixer tap, hob, new oven, extractor fan, glass splash back, Velux window and radiator.





GROUND FLOOR
17.3 sq.m. (186 sq.ft.) approx.



1ST FLOOR
45.9 sq.m. (494 sq.ft.) approx.



TOTAL FLOOR AREA : 63.1 sq.m. (680 sq.ft.) 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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Services: Gas Central Heating and Partial Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Angus Council

Council Tax Band: A

Post Code: DD9 6DL

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent



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For a free no obligation valuation of your own property call our Property Department on 01674 672353.