



7 Old Mart Place | Brechin | DD9 7AZ

Offers Over £175,000

T. DUNCAN & CO.

Solicitors • Estate Agents





| 7 Old Mart Place, Brechin | DD8 7AZ

Offers Over £175,000

This deceptively spacious semi-detached family villa is located in a sought-after residential location in the Cathedral City of Brechin.

Brechin offers a wide range of amenities and services, including supermarkets, primary schools and Community Campus and is ideally placed providing convenient access to the A90 dual carriageway which connects to major routes north and south. Aberdeen is within comfortable commuting distance.

The property offers spacious, well proportioned accommodation on two floors and is in excellent ready to live-in condition throughout and benefits from gas fired central heating, double glazing, 3 good sized double bedrooms, modern fitted kitchen with integral oven, hob and extractor hood, modern bathroom and Cloakroom/WC. In addition, there is a 1 ½ garage and the fully enclosed rear garden is laid with ease of maintenance in mind.

Only with viewing will the purchaser appreciate the spacious and well proportioned accommodation being offered for sale. Viewing is highly recommended.

- Semi-Detached Villa
- Spacious Lounge/Dining Room
- Modern Kitchen
- Downstairs Cloakroom/WC
- 3 Double Bedrooms
- Family Bathroom
- Gardens, Garage & Driveway
- GCH & DG



Entrance Vestibule: Door to Cloakroom/WC.

Cloakroom: Modern Two-Piece suite incorporating WC and wash hand basin. Extractor fan. Heated towel rail.

Lounge/Dining Room:

Dining Area. Approx. 3.5mx 2.8m. Excellent sized dining area with double glazed window looking to rear.

Lounge Area. Approx. 3.8mx4.7m. Double glazed window looking to front enjoying an open outlook.

Kitchen: Approx. 3.1mx2.8m. Fitted with a range of modern base and high-level storage units with wooden worktop. Stainless steel sink and drainer. Ariston Combi-boiler. Fitted Cupboard. Integral Bosch electric

Upper Landing: Large shelved linen cupboard.

Bedroom 1: Approx. 3.8mx2.9m. Excellent sized double bedroom with double glazed window looking to rear. Two fitted wardrobes.

Bedroom 2: Approx. 3mx3.5m. Double glazed window to front. Bright and spacious double bedroom. Two fitted wardrobes.

Bathroom: Approx. 2.4mx1.9m. Modern bathroom with three-piece suite incorporating WC, bowl sink with mixer tap and bath with over-head gas shower. Fully tiled walls and floor. Inset downlighters. Heated towel rail.

Bedroom 3: Approx. 3mx3.8m. Good sized double bedroom with double glazed window looking to rear.

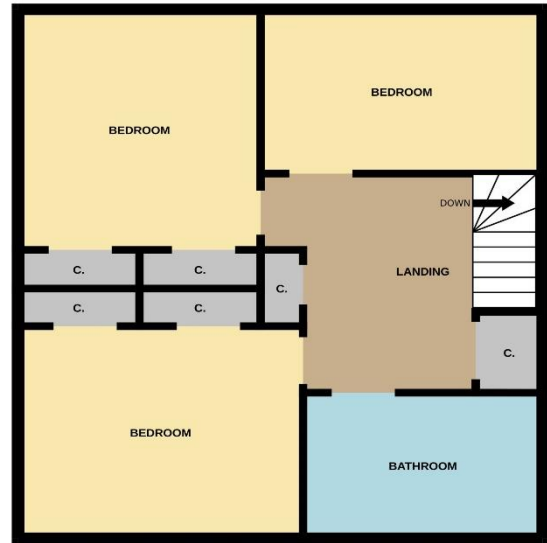
Outside: The front garden has monoblock driveway with parking for several vehicles and leads to the 1½ garage which has up and over door, electricity and benefits from a pit which would be useful for repairing cars etc. The rear garden is laid out in monoblock with artificial grass area and decked seating area with wooden pergola.



GROUND FLOOR



1ST FLOOR



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

Fixtures & Fittings: Carpets, blinds & light fittings incl.

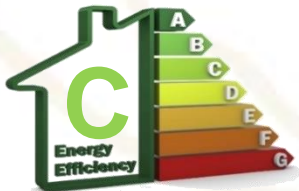
Local Authority: Angus Council

Council Tax Band: D

Post Code: DD9 7AZ

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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N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T Duncan & Co has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients of their agents and no warranty is given regarding the condition of same. Please note that this a draft Schedule. For a free no obligation valuation of your own property call our Property Department on 01674 672353.