

130,000



42 Provost Millar Avenue | Brechin | DD9 6DF

Offers Over £125,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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**Offers Over £125,000**

This well presented, terraced villa is located in a sought-after residential location of similar styled homes in the City of Brechin. The Cathedral City of Brechin offers easy access to the A90 dual carriageway and provides a full range of amenities and services including Community Campus, Primary Schools, Supermarkets and Health Centre. Dundee and Aberdeen are within comfortable commuting distance.

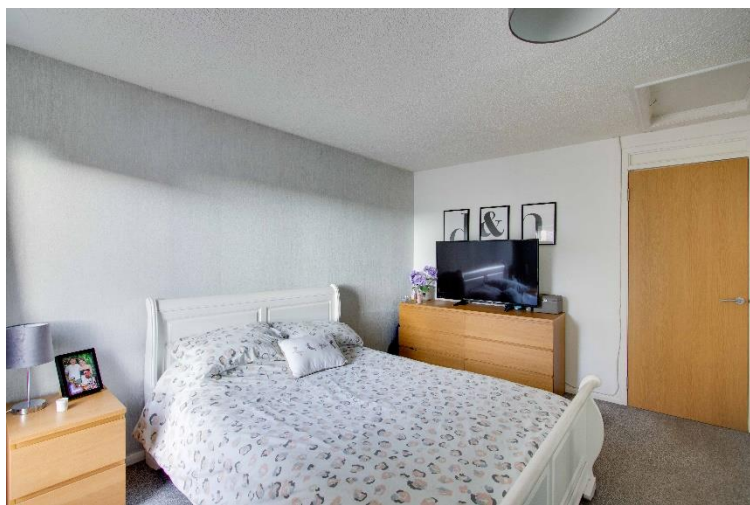
The subjects benefit from Triple Glazing, Gas fired central heating with recently installed boiler (2023), solar panels, bright lounge overlooking the rear garden, modern shower room and two excellent sized double bedrooms. In addition, there is a small study area on the upper landing

There is a fully enclosed garden to rear laid out for ease of maintenance in areas of lawn, patio and has a large timber shed.

This property will suit the needs of a number of purchasers including the First Time and Buy to Let.

- Terraced Family Villa
- Lounge
- Modern Kitchen/Dining
- 2 Double Bedrooms & Study Area
- Shower Room
- Garden & Shed
- Triple Glazing, GCH & Solar Panels
- EPC - B

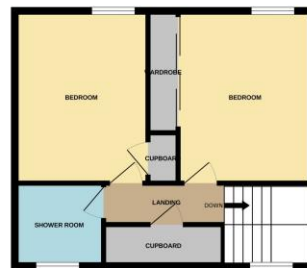
- Entrance Hall:** UPVC exterior door. Shelved, storage cupboard. Further storage cupboard housing the gas central heating boiler (installed 2024). Split level staircase to upper floor accommodation with triple glazed window looking to front.
- Lounge:** Approx. 3.5m x 4.1m. Bright and spacious public room with two triple glazed windows looking over rear garden. Wooden flooring.
- Kitchen/Dining:** Approx. 2.9m x 5.3m. Excellent sized kitchen/dining fitted with a range of gloss high and base level storage units with co-ordinating worktop. Integral electric oven, extractor hood, microwave and gas hob. Stainless sink and drainer with splashback. Plumbed for automatic washing machine and dishwasher. Space for fridge freezer. Panelled ceiling with inset downlights. Ample space for table chairs. Triple glazed UPVC window looking to rear garden. UPVC exterior door to rear garden.
- Upper Hall:** All accommodation leading off. Study area measures Approx. 0.8m x 2.3m and is currently used as an office.
- Bedroom 1:** Approx. 3m x 4.1m. Spacious double bedroom with triple glazed window looking to rear. Triple mirror fronted wardrobes. Hatch to loft space.
- Bedroom 2:** Approx. 2.9mx4m. Another excellent sized double bedroom with shelved storage cupboard and UPVC triple glazed window looking to rear.
- Shower room:** Approx. 2mx1.9m. Three piece suite comprising WC, wash hand basin with mixer tap, storage units below and corner shower cubicle with raindrop shower and handset mixer. Panelled ceiling with inset downlighters. Heated towel rail. UPVC triple glazed window.
- Rear Garden:** Fully enclosed rear garden with large timber shed, patio area and areas of lawn.





GROUND FLOOR

1ST FLOOR



**Services:** Gas Central Heating and Double Glazing

**Fixtures & Fittings:** Carpets, blinds & light fittings

**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD9 6DF

**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 or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.*

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