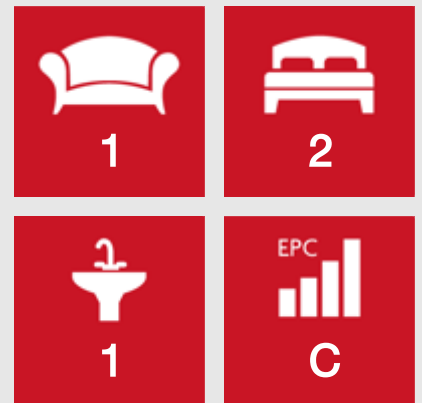




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10 Witchden Road, Brechin,
Angus DD9 7DB





Summary

Well appointed mid terraced villa conveniently situated for all central services and offers spacious accommodation over 2 floor levels. This family home benefits from double glazing, gas central heating and will be sold with blinds and new floorcoverings included. The accommodation comprises: entrance hall, open plan lounge/dining room, kitchen, 2 bedrooms and bathroom. Externally, there is a low maintenance private front garden and useful secured cellar. The terraced and landscaped rear garden has mature shrubs, lawn and useful shed.

Features

- Mid Terraced Villa
- Walk-in Condition
- Spacious Lounge/Dining Room
- Fitted Kitchen with Appliances
- 2 Double Bedrooms
- New 3-piece Bathroom Suite
- New Floorcoverings
- Landscaped Private Gardens
- Useful Shed & Outhouse
- DG, GCH, EPC C

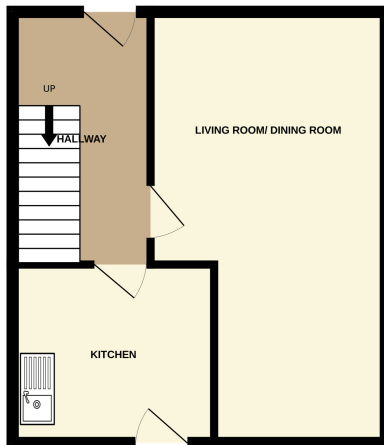
Room Measurements

Lounge/Dining Room	10'10" x 20'4"	(3.30m x 6.20m)
Kitchen	9'0" x 9'2"	(2.74m x 2.79m)
Bedroom 1	9'11" x 12'0"	(3.02m x 3.66m)
Bedroom 2	10'2" x 10'10"	(3.10m x 3.30m)
Bathroom	5'10" x 6'8"	(1.78m x 2.03m)

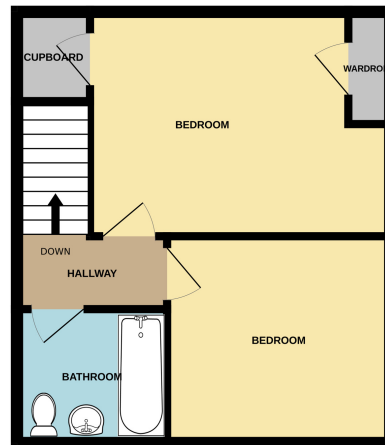


Floorplan

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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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