



Thorntons
The right way to move

2 Duke Street, Brechin, Angus
DD9 6JY





Summary

Outstanding detached house set on a large plot within a very sought after residential area in the town of Brechin, benefits from gas central heating and offers comfortable accommodation which comprises: entrance hallway, bright lounge with fireplace, modern kitchen/dining room with pantry, utility room, shower room with three piece suite, family bathroom with four-piece suite, office and three well-proportioned bedrooms. Integrated kitchen appliances include fridge, freezer, extractor fan, gas hob and oven. The blinds, curtains and floor coverings are all included within the sale price. Externally the property benefits from well-presented garden grounds to front and rear which includes a formal lawn and well-established shrubs, plants and trees. and a private driveway. The rear gardens enjoy three outhouses and greenhouse.

Features

- Detached Villa
- Lounge
- Family Room
- Kitchen/ Dining
- 3 Bedrooms
- Shower Room & Bathroom
- Office
- GCH; EPC - D
- Drive & Mature Gardens
- Council Tax Band E

Room Measurements

Lounge: 15' 1" x 15' 1" (4.60m x 4.60m)
 Kitchen: 13' 9" x 12' 10" (4.19m x 3.91m)
 Family Room: 15' 1" x 13' 8" (4.60m x 4.17m)
 Utility Room: 8' 9" x 8' 2" (2.67m x 2.49m)
 Office/Study: 9' 2" x 6' 2" (2.79m x 1.88m)
 Bedroom: 13' 1" x 12' 8" (3.99m x 3.86m)
 Bedroom: 12' 1" x 9' 2" (3.68m x 2.79m)
 Bedroom: 11' 5" x 9' 5" (3.48m x 2.87m)
 Shower Room: 7' 9" x 5' 6" (2.36m x 1.68m)
 Bathroom: 9' 8" x 8' 2" (2.95m x 2.49m)



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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