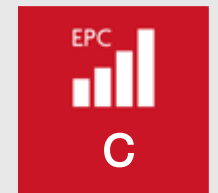
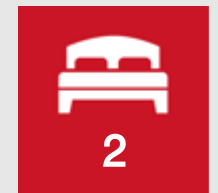




Thorntons
The right way to move

119 Montrose Street, Brechin,
Angus DD9 7DG





Summary

Thomtons are delighted to bring to the market, No.119 Montrose Street, a well-presented two-bedroom main door flat is situated in a popular area of Brechin, close to local amenities, schools, and transport links. The accommodation includes a bright lounge and a modern fitted kitchen with integrated oven, hob, extractor fan and fridge freezer. There are two good-sized bedrooms, both with fitted storage, and a shower room with WC, and vanity sink unit. The property benefits from gas central heating, (replacement boiler fitted in 2024) double glazing, ample storage throughout and a private garden to the rear, with a lawn, patio area, and pergola, offering a great all year round outdoor space.

Features

- Main Door Ground Floor Apartment
- Bright & Airy Lounge
- 2 bedrooms with fitted storage
- Kitchen with glazed door to rear garden
- Shower Room
- Gas Central Heating and Double Glazing
- Private rear garden with covered decking area
- Ideal 1st time purchase or investment property
- Early Viewing is Highly Recommended
- Close proximity to local amenities and schools

Room Measurements

Lounge 16'9" x 15'1" (5.10m x 4.60m)

Kitchen 14'1" x 6'11" (4.30m x 2.10)

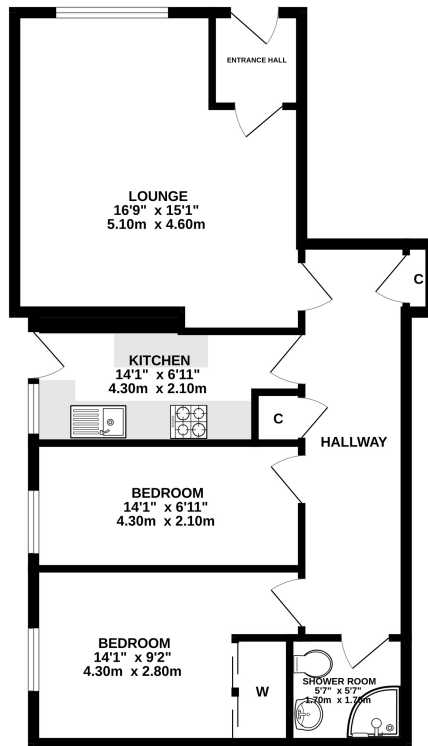
Bedroom 14'1" x 9'2" (4.30m x 2.80m)

Bedroom 14'1" x 6'11" (4.30m x 2.10m)



Floorplan

GROUND 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.
Made with Metropix 62025

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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