



## 3 Gellatly Place

Brechin, Angus, DD9 6BS

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## Summary

Enjoying a peaceful rural setting in Brechin, this four-bedroom, two-bathroom detached bungalow is ideal for searching for an alternative to city living. It enjoys contemporary interiors and spacious accommodation. The home boasts a sun-facing living room with front garden views, a double-aspect dining kitchen with modern appliances, a main bedroom with a built-in wardrobe, two south-facing bedrooms (one with storage) and a fourth bedroom.

Completing the accommodation is a shower room on the ground floor and a stylish bathroom with a shower-over bath on the first floor. Externally, the property benefits from well-kept garden grounds, a paved driveway, and a single garage. Extras: all floor and window coverings, light fittings and kitchen appliances are included.

## Features

- Attractive detached bungalow
- Sought after a rural setting in Brechin
- Attractive, modern interiors throughout
- Entrance vestibule and hall with storage
- Sun-filled living room
- Dual-aspect dining kitchen with rear access
- Two double bedrooms with wardrobes
- Two more double bedrooms
- Stylish family bathroom
- Modern shower room
- Private gardens to the front and rear
- Garage and multi-car driveway parking
- Gas central heating and double glazing



"This four-bedroom, two-bathroom family home comes with ample private parking space and well-maintained garden grounds. "











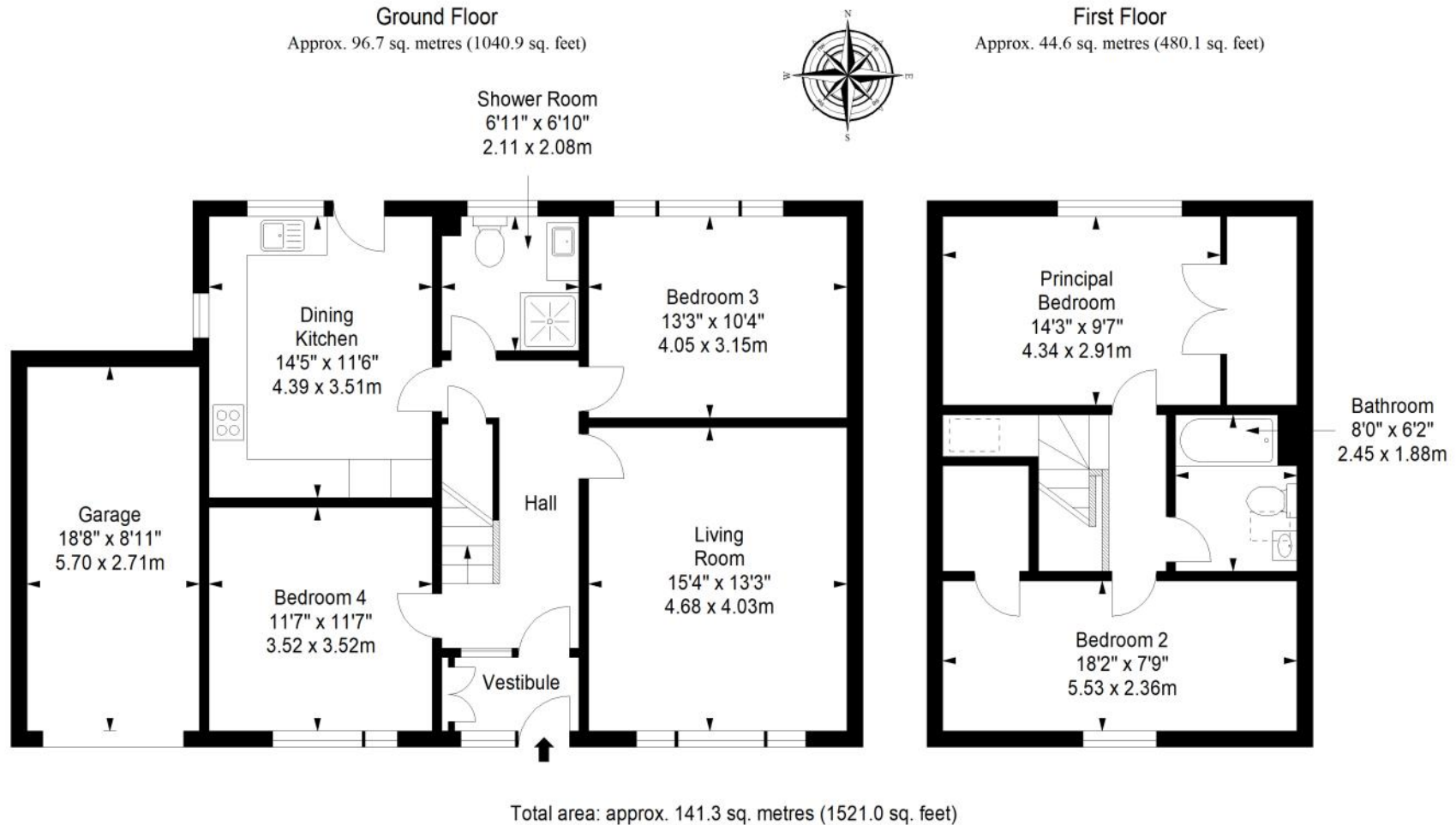
"Set within reach of shops,  
schooling, green space, and  
commuter links."







# Floorplan





# Thorntons

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