



Thorntons
The right way to move

46b Market Street, Brechin,
Angus DD9 6BB





Summary

An exceptionally spacious upper floor maisonette benefitting from double glazing, gas central heating and comprises: reception hall with 2 useful cupboards, lounge with bright outlook to the front, dining kitchen with a range base units, space for white goods, table and chairs. The family room can be used as a 4th bedroom or home office. Also at this level is a 3 piece bathroom suite. Taking the staircase to the upper level, there are 3 good sized bedrooms, each with fitted wardrobes. The shower room has an electric shower within the cubicle area. Externally there is a shared garden to the rear.

Features

- Upper Maisonette Apartment
- Spacious Lounge
- Family Room/Bedroom 4
- Dining Kitchen
- Bathroom & Shower Room
- 3 Bedrooms
- D/G & Partial D/G
- Shared Garden
- EPC E

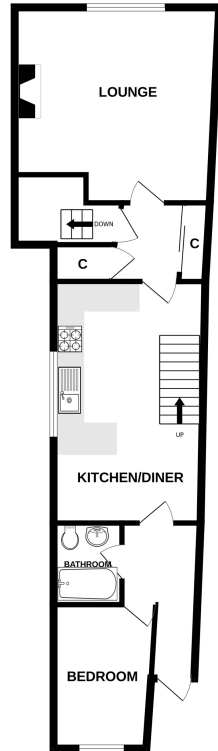
Room Measurements

Lounge 13'8 X 15'2 (4.17m x 4.63m)
 Dining Kitchen 12'9 x 19'5 (3.89m x 5.91m)
 Bathroom 5'11 x 6'7 (1.8m x 2.00m)
 Family Room/Bed 4 9'5 x 10'3 (2.87m x 3.12m)
 Bedroom 1 9'5 x 10'3 (2.88m x 4.86m)
 Bedroom 2 9'0 x 15'11 (2.74m x 4.86m)
 Bedroom 3 11'8x 14'1 (3.55mx 4.28m)
 Shower Room 6'7 x 7'7 (2.01m x 2.32m)

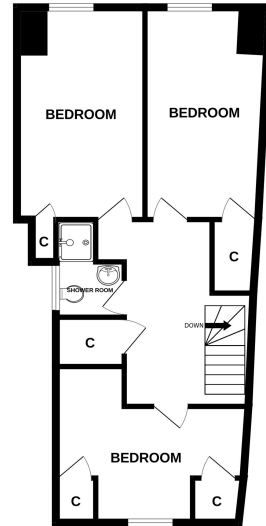


Floorplan

1ST FLOOR



2ND FLOOR



While 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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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeesea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montrosesea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

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Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

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