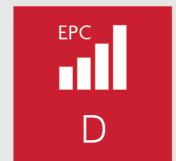
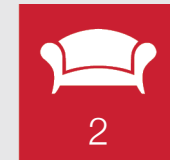




Thorntons 
The right way to move

34 Park Road,
Brechin

Angus DD9 7AP





Quietly positioned on a leafy residential road in Brechin, this impressive ground-floor home combines period grandeur with generous proportions, versatile living space, and extensive private gardens. The three-bedroom home is likely to appeal to families, professionals, or those seeking character, privacy, and excellent outdoor space, all within easy reach of the town centre, schooling, and road links to Dundee and Aberdeen. Beautifully retained original details, including panelled doors, deep skirtings, working shutters, and high ceilings, are paired with sympathetic décor throughout. The property also enjoys a sunny south-facing aspect to many of its principal rooms, as well as substantial garden grounds and plentiful private parking. The home opens with an entrance vestibule and welcoming hall showcasing attractive timber panelling and a classic chequered floor. A spacious living room enjoys a handsome bay window, ornate corning, and an elegant marble fireplace with a gilt-framed mirror above, whilst the kitchen offers generous workspace and room for dining. Extending from the kitchen, a striking sun room provides a versatile additional reception and dining area, filled with natural light and opening directly onto the garden via French doors.

Features

- Impressive three-bedroom ground-floor property
- Quiet residential setting in Brechin close to local amenities and road links
- Beautiful original features, including shutters, corning, and panelled doors
- Entrance vestibule and hall with original timber detailing
- Spacious bay-fronted living room with an elegant fireplace
- Large dining kitchen with good storage and workspace
- Versatile sun room/reception room with garden access
- Spacious principal bedroom with en-suite shower room
- Two further double bedrooms
- Bright bathroom with a shower-over-bath
- Extensive mature private gardens with outbuildings
- Gravel driveway and garage parking
- Gas central heating and double glazing



“Characterful ground-floor property with generous living space, mature gardens, and excellent parking.”





There are three exceptionally spacious double bedrooms, all benefiting from charming period features and flexible floor space. The principal bedroom is a particularly peaceful retreat, tucked away at the rear of the property and served by an en-suite shower room, whilst another bedroom benefits from a wood-burning stove with fender seat. A bathroom with a shower-over-bath and a floored loft area above the kitchen complete the interior. Gas central heating via a boiler installed in 2022, large sash-and-case windows, and double glazing throughout add further comfort.

The mature gardens wrap around the property and provide extensive lawned areas, established planting, a children's tree house, and multiple sunny seating spots. A summer house, greenhouse, firewood/garden shed and generous gravel driveway ensure excellent external storage and ample parking for several vehicles, including a garage with power and lights.

Extras: All fitted floor and window coverings, light fittings and appliances are included. Appliances include a freestanding range cooker and extraction hood and integrated dishwasher, and a washing machine. Kitchen Welsh dresser may be available by separate negotiation.

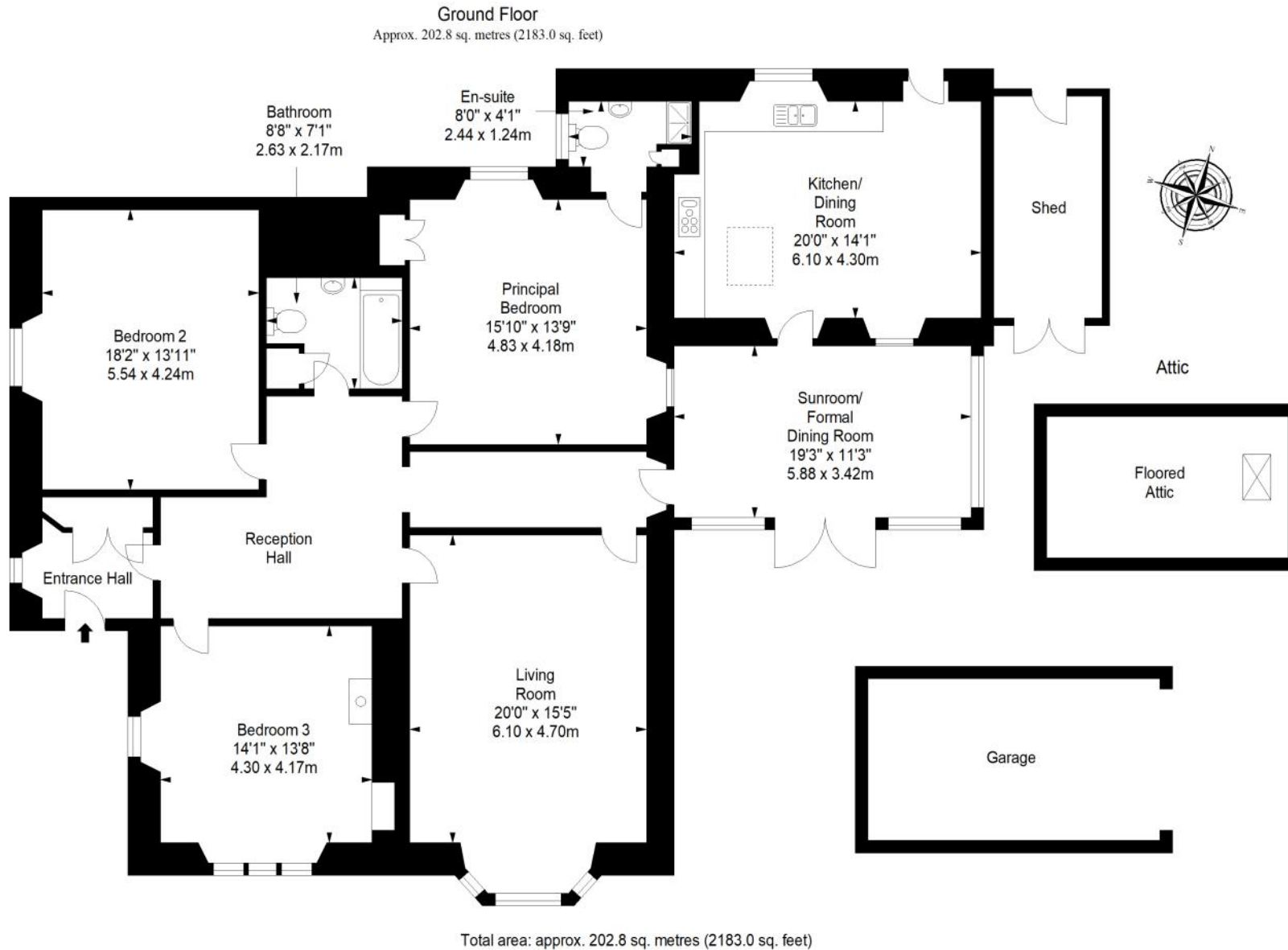




Brechin, Angus

The desirable town of Brechin is brimming with charming history whilst also serving the needs of modern living with good local amenities. These include a selection of independent outlets and big-brand supermarkets, a banking hub, a Post Office, a library, and medical services, as well as restaurants, pubs and takeaways. The town's historic cultural attractions include a museum, the restored 4-mile single-gauge Caledonian Railway, and an ancient cathedral, which in past times gave Brechin city status. The town also boasts public parks, golf and sports clubs, including Glebe Park stadium, home to Brechin City FC, and a Community Campus leisure centre. The latter hosts a swimming pool, a health suite, a sports hall and gym, a fitness suite with a varied programme, outdoor pitches and a rock-climbing wall, as well as a theatre. A selection of nurseries and primary schools, and a high school provide local education, with independent schooling on offer at nearby Lathallan School and High School of Dundee. Brechin is served by good bus links and mainline train services are available at nearby Montrose, whilst Dundee airport is 40 minutes' drive away and provides flights to London and other major UK cities.

Floorplan





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