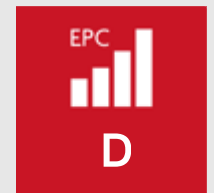
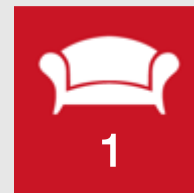




**Thorntons**  
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3 Martins Lane, Brechin, Angus  
DD9 6AS





## Summary

A substantial stone built 1st and upper floor maisonette apartment which forms part of a traditional block, well situated for all central amenities. This freshly presented home benefits from double glazing, gas central heating and is accessed via stone steps which lead to a shared entrance porch. The accommodation comprises reception hall, Lounge, dining Kitchen, 3 bedrooms and 4 piece bathroom. The dining kitchen includes the wall mounted TV, range style cooker, American fridge/freezer, dishwasher, washing machine and tumble dryer. There are 2 deep cupboards on the upper landing and a hatch to the attic storage area. Externally there is a slabbed low maintenance enclosed courtyard area, large greenhouse, timber shed and BBQ/pizza oven facility

## Features

- Traditional 1st & Upper Floor Maisonette
- Spacious Lounge
- Modern Dining Kitchen with White Goods
- 2 Double Bedrooms
- Bedroom 3/Home Office
- 4 Piece Bathroom Suite
- D/G & Gas CH
- Landscaped Garden, Greenhouse & Shed
- Prime Central Location

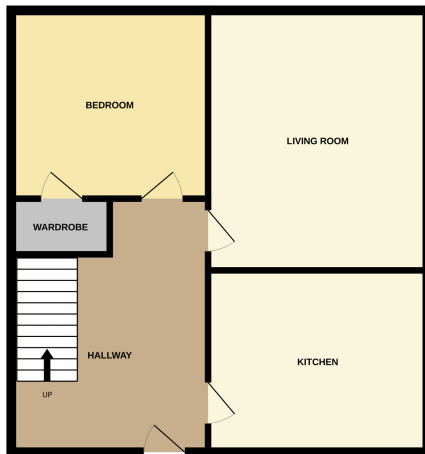
## Room Measurements

Lounge 14'5 x 14'10 (4.39m x 4.52m)  
 Dining Kitchen 13'2 x 14'0 (4.01m x 4.27m)  
 Bedroom 3/Home Office 9'11 x 10'1 (3.02m x 3.07m)  
 Master Bedroom 11'3 x 15'11 (3.43m x 4.85m)  
 Bedroom 2 9'4 x 14'4 (2.84m x 4.37m)  
 Bathroom 6'4 x 12'6 (1.93m x 3.81m)

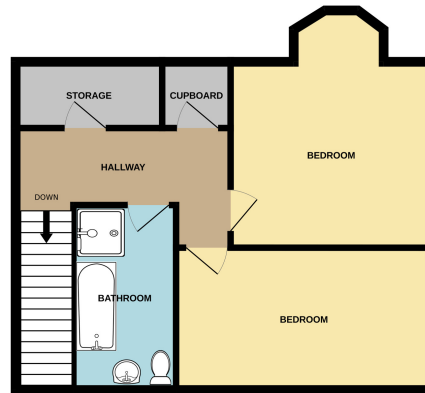


# Floorplan

FIRST FLOOR



SECOND 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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# Thorntons

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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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