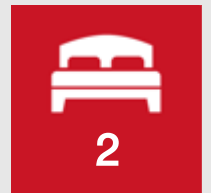
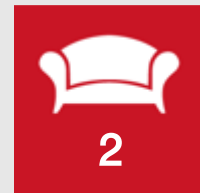




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35 Park Road, Brechin, Angus  
DD9 7AE







### Summary

Detached two-bedroom bungalow, situated in an elevated position, offering bright and spacious accommodation in a sought-after area of Brechin. The property features: entrance porch, vestibule, welcoming hallway, generous lounge/dining area, conservatory, fitted dining kitchen, cloakroom, two double bedrooms and a family bathroom. Externally, there is a large single garage, a driveway providing ample off-street parking, garden storage sheds and attractive mature landscaped gardens designed for easy maintenance. Practical attributes include generous attic space, gas central heating and double glazing ensuring year-round comfort and energy efficiency.

### Features

- Detached 2 Bedroom Bungalow
- Bright & Airy Lounge
- Kitchen
- Family Bathroom
- Conservatory
- GCH; DG; EPC - D
- Garage, Driveway & Mature Gardens
- Elevated position with countryside views
- Situated in a desirable area of Brechin
- Early viewing is recommended

### Room Measurements

Lounge: 20'8 x 20'4 (6.30m x 6.20m)

Kitchen: 14'10 x 6'11 (4.52m x 2.10m)

Hallway: 10'10 x 8'6 (3.30m x 2.60m)

Sun Room: 13'6 x 9'6 (4.12m x 2.89m)

Bedroom: 14'9 x 11'10 (4.50m x 3.60m)

Bedroom: 13'1 x 9'10 (4.00m x 3.00m)

Bathroom: 8'6 x 7'7 (2.60m x 2.30m)





Detached two bedroom bungalow, situated in an elevated position, offering bright and spacious accommodation in a sought-after area of Brechin.











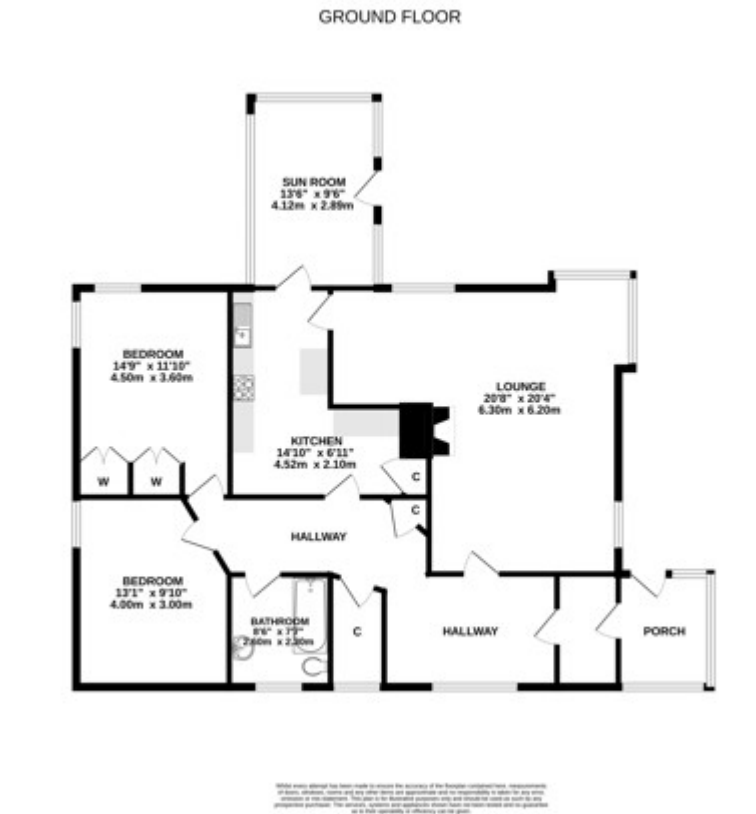
Early viewing is strongly advised to appreciate the quality, setting, and value for money offered by this superb home.







# Floorplan



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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