



**Thorntons**  
The right way to move

80 City Road, Brechin, Angus  
DD9 6DL







## Summary

Well proportioned end terraced villa, located within a small cul-de-sac, which benefits from electric heating, double glazing and all carpet and blinds are to be included. Accommodation comprises: vestibule, hall, lounge/dining room, breakfast kitchen with space for white goods, table and chairs, two double bedrooms have fitted wardrobes and 3-piece shower room. Externally, there is a front garden, paved rear garden and a further enclosed side garden with brick outhouse and shed.

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## Features

- End Terraced Villa
- Cul-de-sac Location
- Lounge/Dining Room
- Breakfast Kitchen
- 2 Double Bedrooms
- Shower Room
- Electric Heating; DG; EPC - E
- Good Sized Gardens
- Outhouse & Shed
- Off-Street Parking

## Room Measurements

Lounge/Dining Room: 11' 3" x 20' 8" (3.43m x 6.30m)

Dining Kitchen: 8' 6" x 15' 9" (2.59m x 4.80m)

Bedroom 1: 10' 0" x 13' 5" (3.05m x 4.09m)

Bedroom 2: 10' 4" x 12' 5" (3.15m x 3.78m)

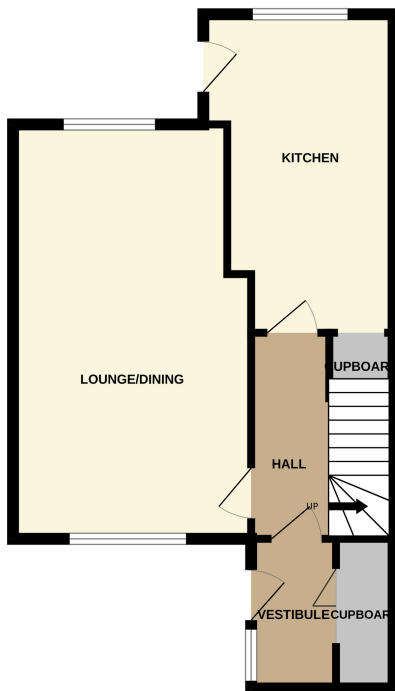
Shower Room: 5' 8" x 6' 5" (1.73m x 1.96m)



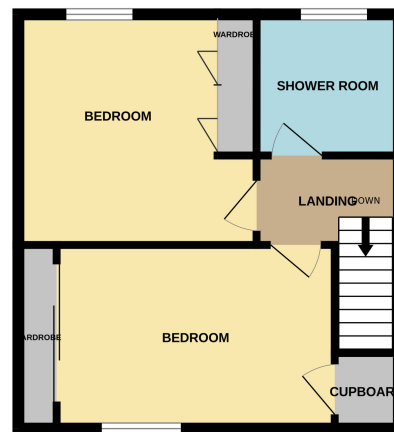


# Floorplan

GROUND FLOOR



1ST 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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