

176B Montrose Street

BRECHIN, DD9 7DZ



Well-presented one-bedroom top-floor flat offers an excellent opportunity and features a private garden



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this one-bedroom flat in Brechin. This bright and well-presented top-floor flat offers an ideal opportunity for anyone seeking an affordable, low-maintenance home in a central location. Quietly positioned within a traditional stone building, the property is tastefully decorated throughout and ready to move into. An external staircase leads to the front door.

THE LOUNGE/KITCHEN



Inside, the flat features an open plan lounge and kitchen with room to relax or entertain, a modern fitted kitchen, a generous double bedroom, and a contemporary bathroom.

THE BEDROOM



THE BATHROOM



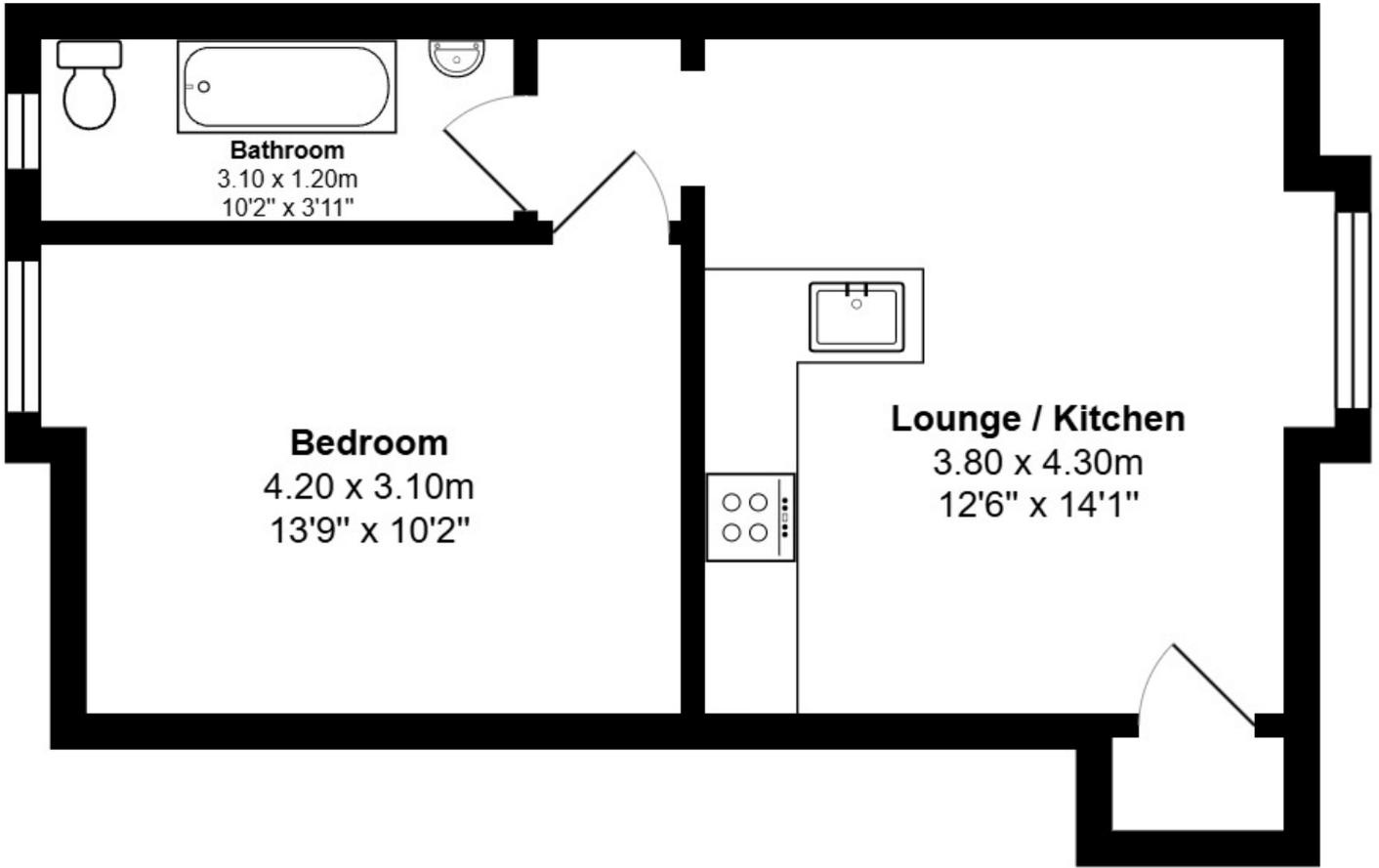
The elevated position offers pleasant views over the rooftops and townscape, while double glazing and central heating ensure comfort year-round. The garden space to the rear provides a welcome outdoor retreat.

Situated in the heart of Brechin, all local amenities are just a short stroll away, including shops, cafés, a post office, and the local health centre. With good public transport links and easy access to the A90, commuting to Dundee, Aberdeen, or Montrose is straightforward.

EXTERNALS & VIEW

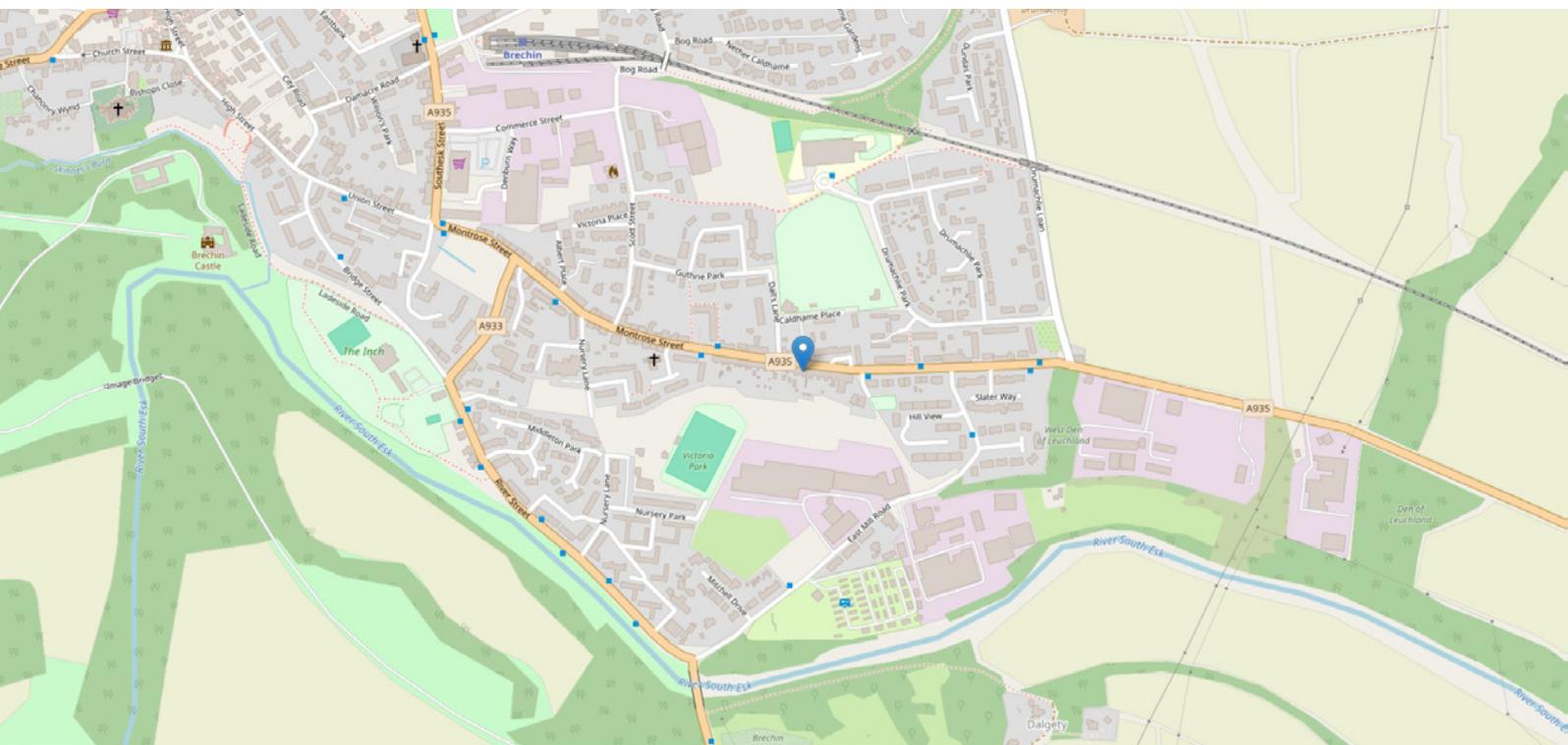


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 34m² | EPC Rating: C



THE LOCATION

Set in the heart of Angus, Brechin offers the perfect blend of character, community, and convenience, making it an ideal choice for singles or those looking to downsize. With its picturesque setting and rich history, this former cathedral city provides a peaceful yet connected lifestyle.

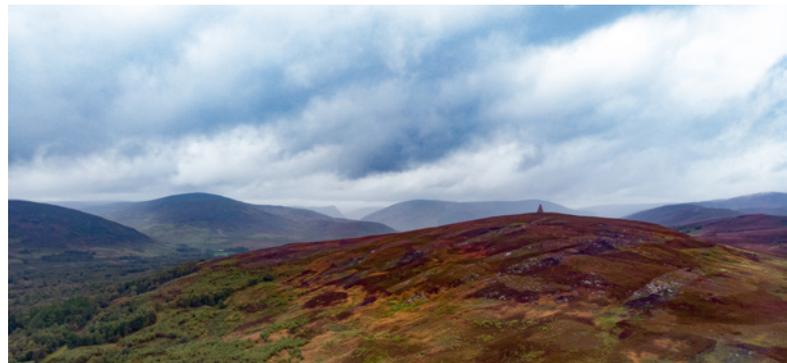




Brechin's compact layout means everything is close at hand—from independent shops and cafés to a choice of supermarkets and essential services. The town is home to a vibrant local community, weekly markets, and green spaces perfect for walks, fresh air, or catching up with friends. For those who enjoy a slower pace, the area is rich in heritage with attractions such as Brechin Cathedral, the round tower, and the Caledonian Railway.

Excellent transport links make it easy to explore further afield. The A90 gives fast access to both Dundee and Aberdeen, while nearby Montrose offers mainline rail connections. Brechin also benefits from regular bus services and a strong sense of local connectivity.

Whether you're seeking a quieter lifestyle, downsizing for simplicity, or finding your first home, Brechin offers affordability, charm, and a welcoming atmosphere in equal measure.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.