



Magnificent and substantial period terraced family home



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This magnificent and substantial period terraced family home exudes timeless elegance and captivating charm. Once a thriving bed-and-breakfast, the property now offers a superbly versatile and spacious residence spread graciously across three impressive levels. Its carefully preserved architectural details, high ceilings, and refined craftsmanship seamlessly blend the grandeur of yesteryear with modern luxury.

As you step through the handsome entrance, you are greeted by a stately reception hallway, where exquisite original features, such as intricately carved cornicing and rich wood panelling, immediately command attention. The impressive staircase, with its polished wooden balustrade, gently ascends to the upper floors, setting a sophisticated tone that echoes throughout the residence.

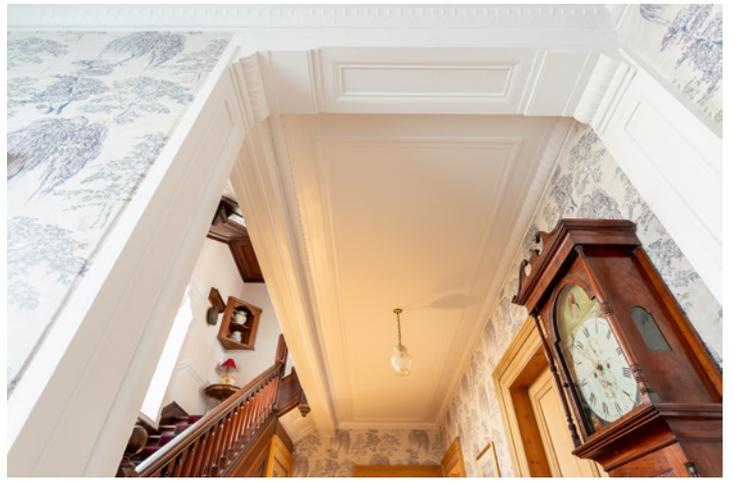
THE HALLWAY



The ground floor unfolds beautifully, providing a wealth of accommodation options. An inviting inner hallway, which includes a well-equipped utility area, leads gracefully into the charming conservatory. Bathed in natural light and offering serene views over the meticulously designed garden, this delightful retreat is enhanced by elegant French doors that open onto the picturesque grounds beyond. It serves as an enchanting sanctuary where one can unwind in tranquillity.

THE CONSERVATORY





Conveniently situated off the hallway is a modern yet tastefully styled downstairs shower room, providing added convenience for family and guests alike. Two generously proportioned bedrooms occupy this level, each exuding character and warmth. Both rooms boast fitted wardrobes, while one features the added luxury of a stylish en-suite shower room, providing comfort and privacy.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



Two generously proportioned bedrooms occupy this level, each exuding character and warmth



THE KITCHEN



At the heart of the home lies the expansive open-plan kitchen and family room, a truly remarkable space designed for contemporary living and effortless entertaining. The sophisticated kitchen area, complete with high-quality cabinetry, integrated appliances, and sleek countertops, is anchored by a central island offering both ample preparation space and casual dining options. The adjoining family area, perfect for relaxation and socializing, enjoys delightful views of the garden through the elegant patio doors, which invite an abundance of natural light to illuminate the entire space.





Ascending the sweeping staircase to the middle floor, the home continues to impress with its refined and spacious main living room. Here, a spectacular feature bay window acts as a grand focal point, drawing in light and providing a splendid view of the surrounding area. This elegantly appointed room is ideal for both formal entertaining and serene relaxation, its sophisticated decor enhancing the sense of warmth and welcome.

THE LIVING ROOM



THE DINING ROOM



The adjacent formal dining room offers a distinguished setting for hosting memorable dinner parties or intimate family gatherings, while the third bedroom, also located on this level, benefits from a beautifully designed en-suite bathroom, ensuring luxury and convenience for guests.



BEDROOM 3



the third bedroom, also located on this level, benefits from a beautifully designed en-suite bathroom



THE BATHROOM





The ascent to the top floor reveals three further well-appointed bedrooms, each radiating charm and individuality. Thoughtfully designed to maximize comfort and practicality, these rooms offer versatile living arrangements for family members or visitors. Completing the upper level is a tastefully presented two-piece wash room suite, elegantly designed to complement the home's period aesthetic.

THE WASH ROOM



BEDROOM 4



BEDROOM 5



BEDROOM 6



Externally, the property continues to enchant. A detached garage, equipped with an up-and-over door, provides excellent storage solutions and potential for conversion into a workshop or studio. The sumptuous garden is a breathtaking highlight, designed with both beauty and functionality in mind. A perfectly arranged circular lawned area forms the centerpiece, gracefully encircled by charming shingle pathways and bordered by lush flower beds that showcase a vibrant array of seasonal blooms.

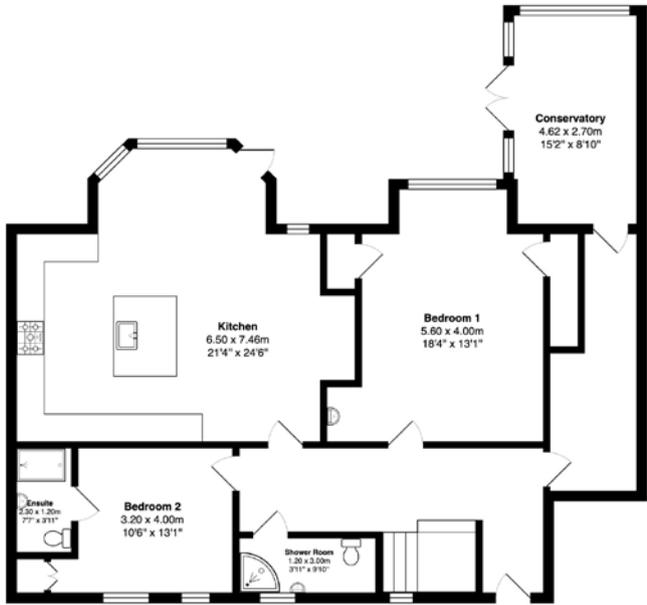
The garden's allure is further enhanced by a quaint summer house, a serene retreat ideal for creative pursuits or peaceful reflection. Thoughtfully placed outdoor lighting, power sockets, and ample seating areas ensure that the outdoor space is perfectly equipped for alfresco dining and entertaining, while a hard-standing patio area to the side provides an additional option for enjoying the scenic surroundings. From here, steps descend to a gated entrance leading to the rear of the garden, offering convenient access and added privacy.

With its stunning period features, expansive accommodation, and enchanting grounds, this distinguished property offers an exceptional opportunity to acquire a truly remarkable family home that effortlessly combines historical charm with contemporary luxury. Its grandeur, elegance, and character make it a rare and alluring gem in a highly desirable location.

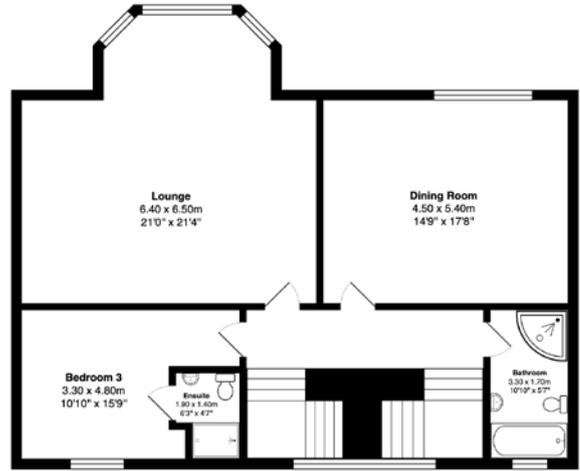
EXTERNALS



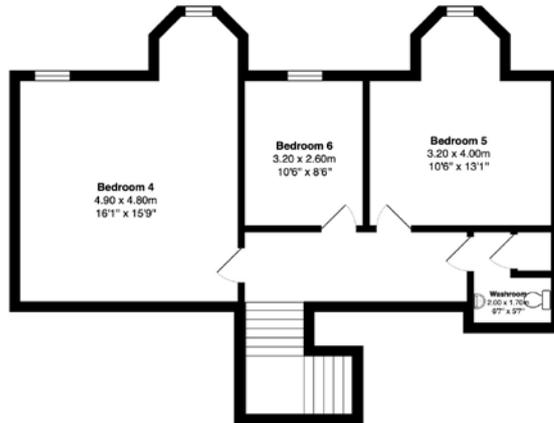
FLOOR PLAN, DIMENSIONS & MAP



Ground Floor



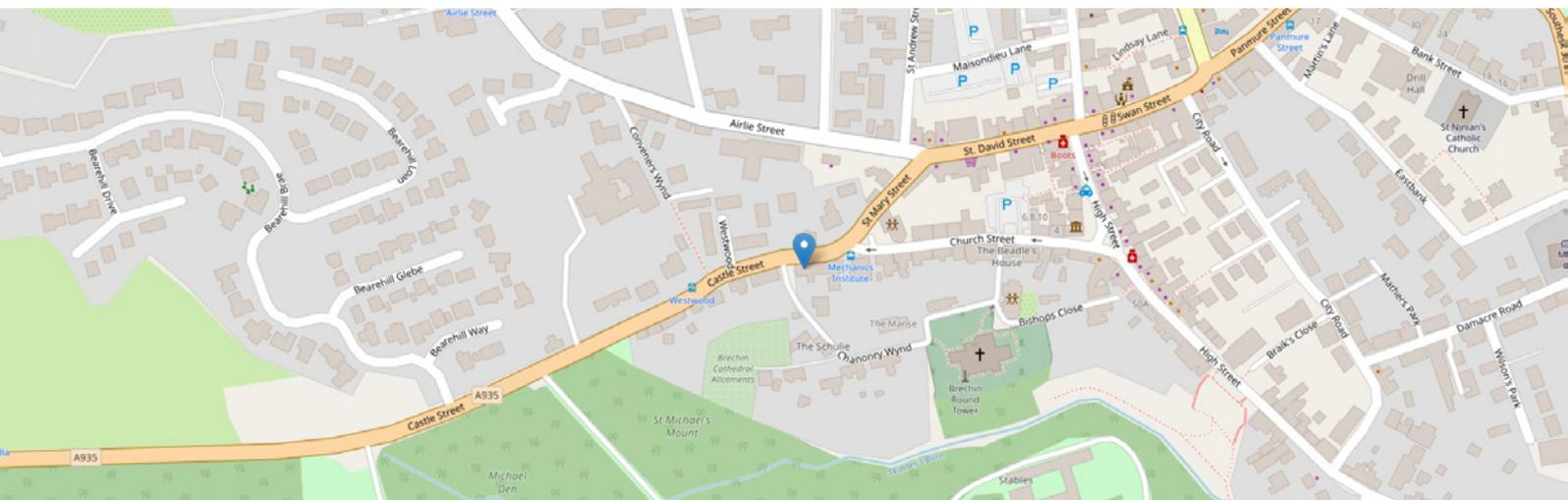
First Floor



Second Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 139m² | EPC Rating: C



THE LOCATION

Set within the heart of Angus in the North East of Scotland, the cathedral town of Brechin is situated on the banks of the south Esk River and once a city, its lovely cathedral stands central to the town boasting its classic 11th Century tower, a superb visitor attraction.



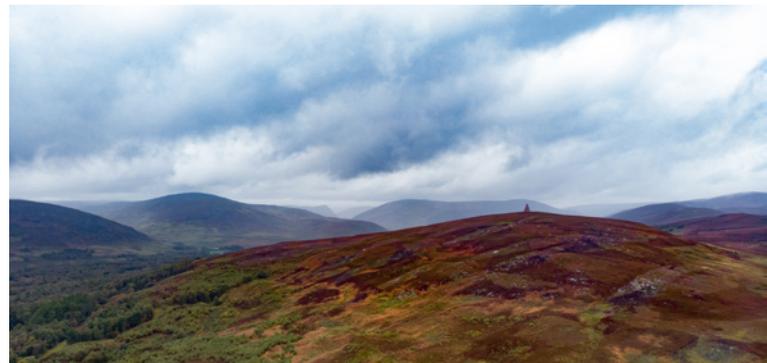


Originally a Pictish area the history surrounding the town centre comes to life within the Pictavia Visitor Centre where fascinating historical stories unfold, all set within the park at Brechin Castle, which also incorporates a playpark and nature trail.

The Caledonian Railway is also an attraction, a steam locomotive that runs during peak summer times between the Victorian Brechin Station and the nearby Bridge of Dun on the outskirts of Montrose.

The town has its own Scottish League Football team, namely Brechin City Football Club. Both primary and secondary schooling are available in the area and in the centre there are a range of diverse shopping opportunities and a public library.

The area is set within easy reach of the neighbouring Angus towns of Forfar, Kirriemuir, Arbroath and Montrose and also within easy commuting distance of both Dundee and Aberdeen including airport and rail travel.



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