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14 Nursery Park
BRECHIN, ANGUS, DD9 7EY

Brechin, Angus

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, 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 are also attractions. 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 the centre has 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.

Location images include - Brechin Town Centre, Brechin Mechanics Institute, Brechin Cathedral, Brechin Castle Visitor Centre and The surrounding countryside





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Part Exchange available. We are delighted to offer, onto the open market this recently renovated, two double bedrooms, first floor flat with parking to the front, communal garden to the front and rear, and views over the football ground to the rear.

When entering the property, you have a recently laid carpet, doors to all rooms and built-in storage cupboards, including a large cupboard as you walk in on the right-hand side which would be ideal for bike storage. The living room is a generous size and has access out onto the balcony through sliding UPVC doors. The kitchen/breakfast room enjoys views to the rear and has been fitted with a comprehensive range of eye and base level cupboards with ample work surface, sink unit and under counter appliance space. There is a built-in cooker with hob above, breakfast bar area to one side with seating area and two fitted cupboards for additional storage space. Both bedrooms are doubles and enjoy a front aspect with the master having a built-in double wardrobe. The family bathroom is a three-piece suite with electric shower over bath.

This would property make an ideal first time purchase or investment opportunity and is ready to move into.



Bedrooms and Bathrooms



Approximate Dimensions
(Taken from the widest point)

Lounge	5.39m (17'8") x 3.38m (11'1")
Kitchen	4.57m (15') x 2.15m (7'1")
Bedroom 1	4.15m (13'7") x 2.75m (9')
Bedroom 2	4.15m (13'7") x 2.75m (9')
Bathroom	1.96m (6'5") x 1.67m (5'6")
Balcony	3.20m (10'6") x 1.79m (5'10")

Gross internal floor area (m²)

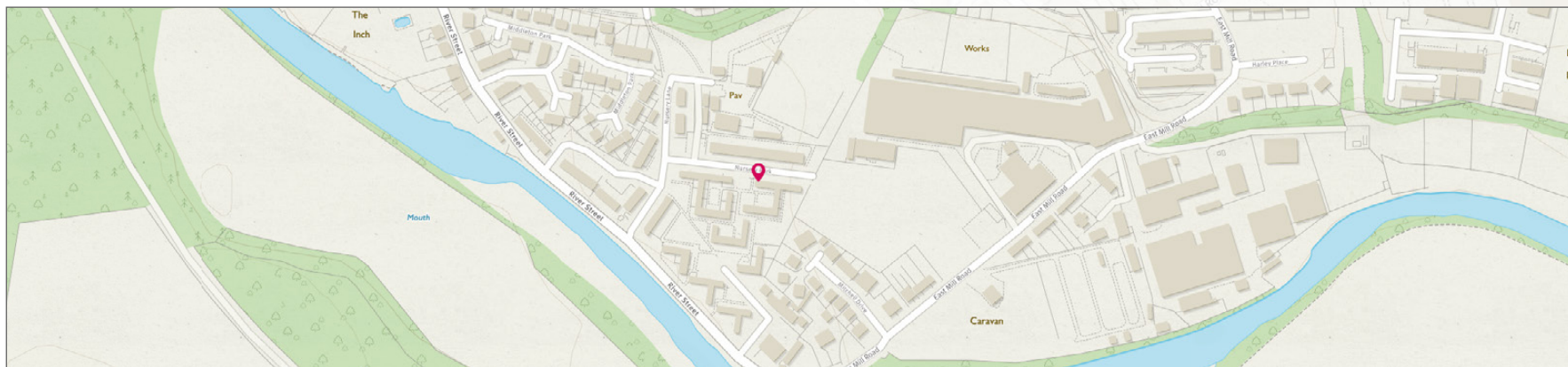
61m²

EPC Rating

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Extras
(Included in sale)

New carpets, blinds, and fitted appliances.





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**Part
Exchange
Available**



Text and description
JAMES KEET
Surveyor



Layout graphics and design
BEN DAYKIN
Designer

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