



Beautifully presented two-bedroom mid-terraced villa that has been modernised to a high standard and offered in a walk-in condition



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to introduce to the market this two-bedroom home in Brechin, presenting a fantastic opportunity to acquire a charming mid-terraced villa in impeccable walk-in condition.

THE LOUNGE/DINER



The ground floor welcomes you with an inviting open-plan living and dining space, boasting dual aspect windows that flood the room with natural light. The modern kitchen is well-equipped with ample storage units and offers access to the rear garden through a convenient back door.

THE KITCHEN





living and dining space, boasting dual aspect windows that flood the room with natural light. The modern kitchen is well-equipped with ample storage units and offers access to the rear garden through a convenient back door. Upstairs, you'll find two generously sized bedrooms and a contemporary shower room complete with vanity storage.

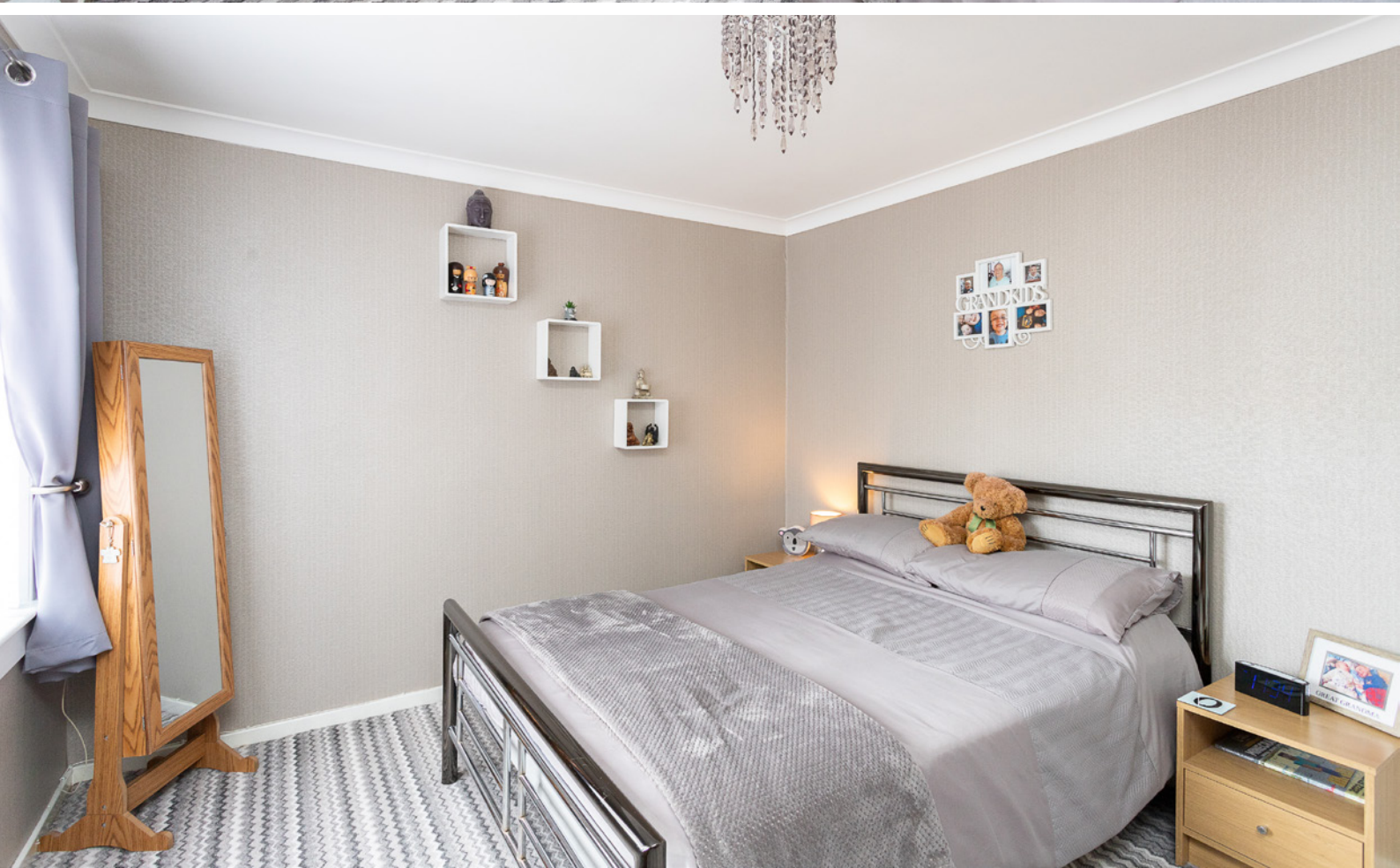
THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

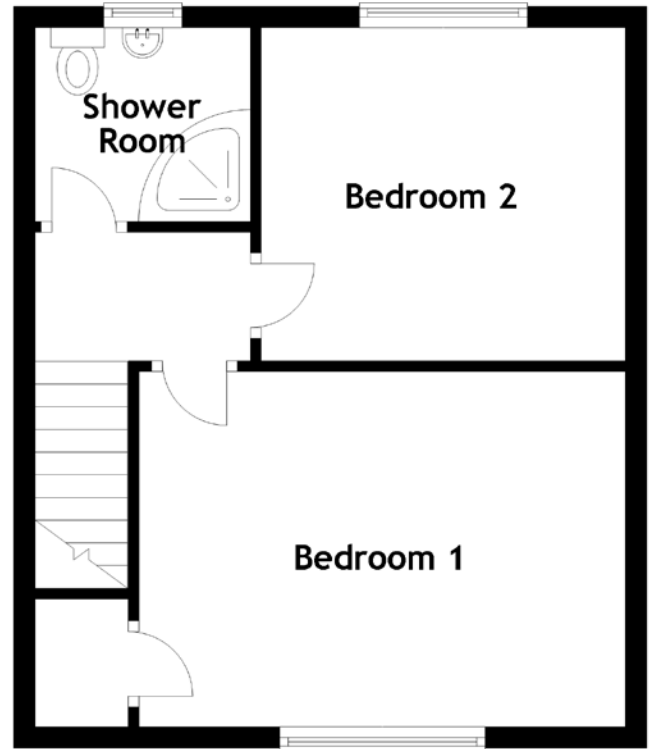
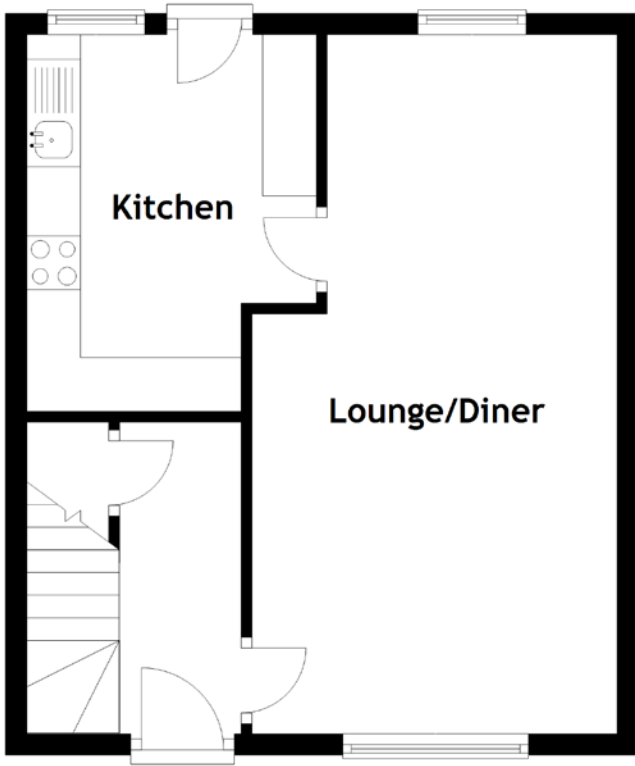


Outside, the property features gardens to the front and rear, with the back garden thoughtfully laid to slabs for easy maintenance. The garden is securely enclosed with wooden fencing, providing a private outdoor space to enjoy. Don't miss out on the opportunity to make this delightful villa your new home – arrange a viewing today and experience the charm and comfort it has to offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner 6.50m (21'4") x 3.40m (11'2")
 Kitchen 3.50m (11'6") x 2.70m (8'10")
 Shower Room 2.00m (6'7") x 1.80m (5'11")

Bedroom 1 4.60m (15'1") x 3.30m (10'10")
 Bedroom 2 3.50m (11'6") x 3.10m (10'2")

Gross internal floor area (m²): 155m²
 EPC Rating: C



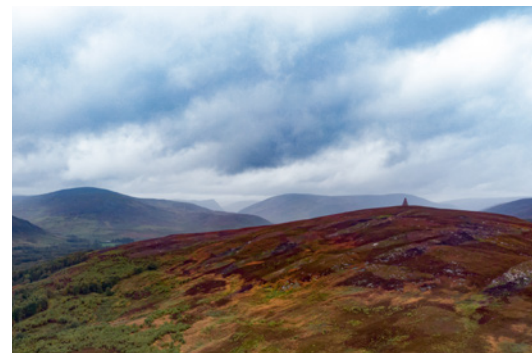
THE LOCATION

Nestled in the picturesque countryside of Angus, Brechin exudes a timeless charm and rich history, making it a delightful place to call home. Situated amidst rolling hills and lush landscapes, this quaint town offers a serene escape from the hustle and bustle of city life while providing easy access to modern amenities.





With its historic architecture, including the stunning Brechin Cathedral and ancient castle ruins, Brechin boasts a unique character that captivates residents and visitors alike. The town centre offers a variety of shops, cafes, and restaurants, providing everything you need for daily convenience and leisurely outings. Outdoor enthusiasts will appreciate the abundance of scenic walking trails, parks, and gardens that surround Brechin, offering endless opportunities for exploration and relaxation. With its idyllic setting, rich heritage, and welcoming community, Brechin truly embodies the essence of peaceful countryside living. Don't miss out on the chance to make Brechin your home – explore the available properties today and experience the magic of this charming town for yourself.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



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ALLY CLARK
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