

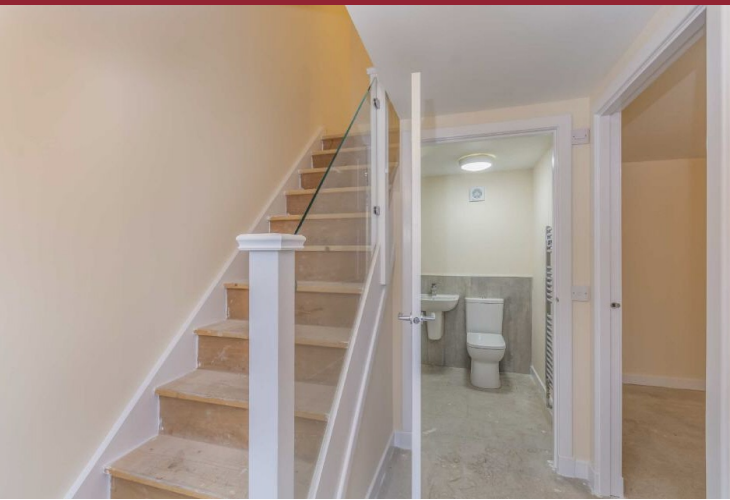
City Road
Brechin
DD9 6EL

House Number	Type	Number of Bedrooms	Price
81	Townhouse	2	UNDER OFFER
83	Villa	2	Fixed Price £75,000

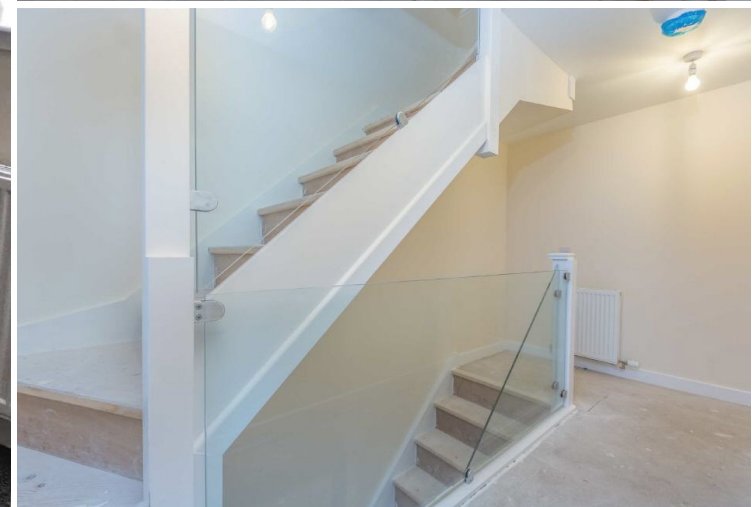


81 City Road
| Brechin | DD9 6EL

Thorntons 
Let's get a move on!



This is a newly created 2 bedroom house which has well proportioned accommodation spread over three floors. The accommodation is bright and comprises a living room and bathroom located on the entrance level, fitted dining kitchen and bedroom on the first floor and master bedroom with en-suite shower room on the second floor level, All fixtures and fittings are new and integrated appliances include gas hob, electric oven, extractor and fridge freezer. The gas heating system has a 10 Year Guarantee provided by Worcester Bosch and is backed up with modern period style double glazed sash and case windows.



To the front of the building there is a newly laid tarmac drive which allows vehicle access for unloading, loading and deliveries.

The property is situated in a cul-de-sac within close proximity to Brechin High Street and the extensive range of local business and shopping amenities.

Viewing is strongly recommended to fully appreciate the location and the high level of finishing throughout.

Viewing by appointment contact the New Build Team on 01382 200099



- Newly Built Home
- Two Bedrooms
- En-suite Shower Room
- Dining Kitchen
- Integrated appliances
- Bathroom on Ground Floor Level
- Fresh Decor Throughout
- Flooring included
- Worcester Bosch Combi. boiler

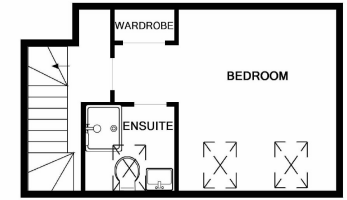
Living Room	4.89 X 3.71 16'1" X 12'2"
Bathroom	2.86 X 1.61 9'5" X 5'3"
Kitchen Diner	4.13 X 2.39 13'7" X 7'10"
Bedroom	3.09 X 2.57 10'2" X 8'5"
Bedroom	4.22 X 3.56 13'10" X 11'8"
EnSuite	2.23 X 1.93 7'4" X 6'4"



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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83 City Road
| Brechin | DD9 6EL

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Let's get a move on!

| 83 City Road | Brechin | DD9 6EL

Fixed Price £75,000



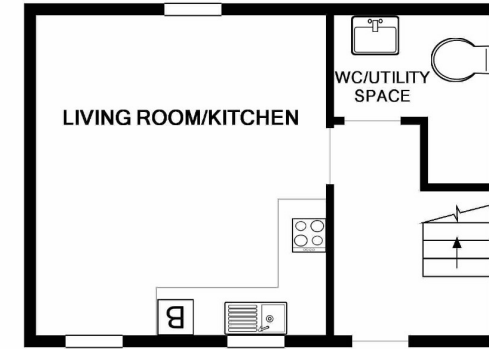
This is a newly created 2 bedroom house which has well proportioned accommodation spread over two floor. All the fixtures are new and include a fitted kitchen with integrated appliances, gas hob, electric oven and extractor. The living room and kitchen are combined and there is a ground WC with a handy under stair alcove which has plumbing in place for a washing machine. The gas heating system has a 10 year guarantee provided by a Worcester Bosch and is backed up with modern periods style double glazed sash and case windows.



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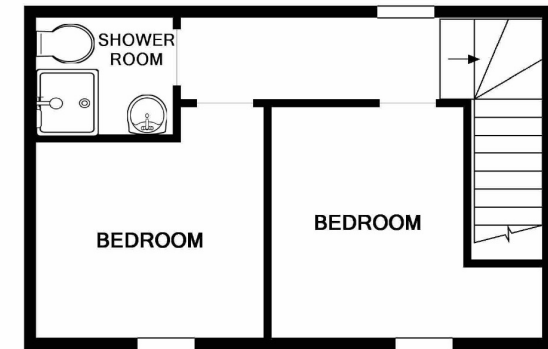


- Newly Built Home
- Two Bedrooms
- WC/Utility Space
- Fitted Kitchen
- Integrated appliances
- Worcester Bosch Combi. boiler
- Fresh Decor Throughout
- Flooring Included
- Close to shopping amenities



GROUND FLOOR

Living Room/Kitchen	4.41 X 3.74 14'6" X 12'3"
WC/Utility Space	2.08 X 1.39 6'10" X 4'7"
Bedroom	3.00 X 2.49 9'10" X 8'2"
Bedroom	2.96 X 2.56 9'9" X 8'5"
Shower Room	1.83 X 1.51 6'0" X 4'11"



1ST FLOOR

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