



Thorntons

Offers Over £225,000



Westfield Cottage, Little Brechin,
DD9 6RQ

Enjoying panoramic aspects across surrounding open countryside, this freshly presented detached cottage of immense character has been extended to the upper level to provide exceptional family accommodation on two levels.

The subjects are in stylish decorative order benefiting from double glazing, oil fired central heating and will be sold with floor coverings, blinds and 'Leisure' range cooker included. The substantial conservatory/sun room to front takes full advantage of the pleasant views available. Ample storage facilities are available throughout. The spiral staircase from the lounge to the upper level accommodation is an interesting feature as is the exposed stone wall also in this bright public room which has generous dining/ living space adjoining.

Externally the property has been recently re painted and there are extensive grounds surrounding the subjects which incorporate well manicured lawns, variety of trees, mature shrubs and ornamental pond. The driveway provides ample parking and access to the garage with useful workshop area.

The subjects are thought to ideally suit the younger/growing family and in particular those desiring rural living with a wide range of amenities at Brechin including schools, shops to hand. The cities of Aberdeen and Dundee are also within easy commuting distances via the A90 dual carriageway.

Early viewing is highly recommended.

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Room Dimensions

Entrance Vestibule	6'11 x 4'11	(2.11m x 1.50m)
Lounge	18'1 x 15'5	(5.51m x 4.70m)
Dining Room	15'3 x 9'10	(4.65m x 3.00m)
Dining Kitchen	15'9 x 14'3	(4.80m x 4.34m)
Utility Room	9'11 x 7'9	(3.02m x 2.36m)
Conservatory	13'6 x 11'	(4.11m x 3.35m)
Bedroom 1	13'11 x 13'2	(4.24m x 4.01m)
Bedroom 2	13'1 x 9'3	(3.99m x 2.82m)
Bedroom 3	11'5 x 8'9	(3.48m x 2.67m)
Bedroom 4	10' x 8'	(3.05m x 2.44m)
Bathroom	9'1 x 8'6	(2.77m x 2.59m)

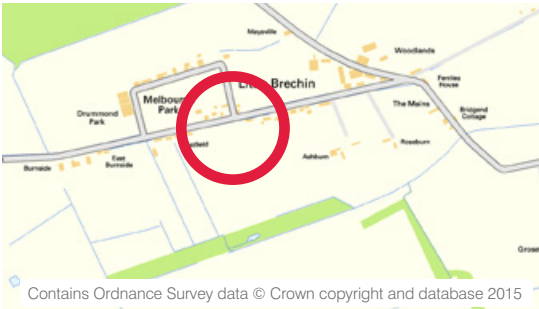


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser, tenant, licensee and/or occupant should have reference to the actual property and not rely on this plan as to their accuracy or efficiency for the given use.



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PSPC



TSPC



SPC

SCOTLAND
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3 Public



Garage and
Driveway



4 Bed



EPC Rating



1 Bath

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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.