



14a Nursery Lane
Brechin
DD9 7DL

Description:

This end terraced stone Listed Villa has been upgraded by the current owner to provide comfortable and spacious family accommodation on two floor levels.

The subjects are in fresh and tasteful decorative order and benefit from generously proportioned room sizes with adaptable usage, newly installed gas central heating system and new double glazed windows. The large dining kitchen will be sold with American style fridge/freezer, dishwasher, washing machine, tumble dryer and gas hob, electric oven and extractor hood included.

Pleasant views are available from the south elevation towards open countryside in the distance.

Externally there are good sized private gardens and long driveway to the side providing ample parking facilities.

Brechin boasts a wide range of excellent facilities including schools, shops, restaurants and recreational facilities.

Please note :There is a clock tower above the front part of the house which we understand is held on a separate legal title from the main house and will not be included in the sale of this house.

Additional Information regarding responsibilities for Shared or Common Areas can be found within the property questionnaire.

Please note the Home Report is £320,000

EPC D.

Location:





- Home Report £320,000
- Linked Stone Villa
- 2 Public Rooms
- 5 Bedrooms (2 E/S)
- Dining Kitchen & Appliances
- Family Bathroom
- Gardens & Drive
- EPC - D.

Viewings & Enquiries:

Thorntons Property Services
 53 East High Street
 Forfar
 DD8 2EL

Tel: 01307 466886

Ref: 20967



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Rooms	metres (approx)	feet/inches (approx)
Lounge	8.23m x 4.22m	27'0 x 13'10
Dining Kitchen	5.74m x 5.33m	18'10 x 17'6
Dining/Family Room	6.83m x 5.94m	22'5 x 19'6
Master Bedroom	6.76m x 6.15m	22'2 x 20'2
En Suite Shower Room 1	3.84m x 2.92m	12'7 x 9'7
Bedroom 2	5.72m x 4.37m	18'9 x 14'4
En Suite Shower Room 2	2.97m x 1.30m	9'9 x 4'3

Rooms	metres (approx)	feet/inches (approx)
Bedroom 3	5.49m x 4.88m	18'0 x 16'0
Bedroom 4	5.44m x 4.67m	17'10 x 15'4
Bedroom 5	5.66m x 4.01m	18'7 x 13'2
Family Bathroom	4.98m x 4.22m	16'4 x 13'10
Cloakroom	2.36m x 1.98m	7'9 x 6'6



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