



Thorntons 



24 Witchden Road, Brechin, DD9 7HH

Quietly set back from the main road, this mid terraced Villa will provide comfortable and spacious family accommodation on two floor levels.

The subjects benefit from double glazing, gas central heating and will be sold with floor coverings, blinds and integrated gas hob, electric oven and extractor hood included.

There are low maintenance private gardens to front and rear with useful store.

Brechin boasts a wide range of services including schools, shops, restaurants, recreational facilities and further services at surrounding Angus towns and cities of Aberdeen and Dundee are within easy access.

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Room Dimensions

Lounge/Dining Room	20'6 x 10'8	(6.25m x 3.25m)
Kitchen	9'1 x 9'1	(2.77m x 2.77m)
Bedroom 1	14'3 x 9'10	(4.34m x 3.00m)
Bedroom 2	10'9 x 10'3	(3.28m x 3.12m)
Bathroom	6'8 x 6'1	(2.03m x 1.85m)



Illustrative only. Not to scale.

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PSPC



TSPC



SPC

SCOTLAND

spcscotland.co.uk



1 Public



2 Bed



EPC Rating



1 Bath

Thorntons is a trading name of Thorntons Law LLP.

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.