



50 Guthrie Park,  
Brecht DD9 7BJ

Offers Over £129,995

This is an excellent opportunity to obtain a well presented semi detached bungalow which provides comfortable and spacious accommodation all on one floor level.

The subjects are in tasteful decorative order and benefit from double glazing and gas central heating. All floor coverings, blinds, fridge/freezer, washing machine and integrated gas hob, oven and extractor hood are included. There are ample storage facilities including within the attic area. The accommodation comprises lounge/dining room, kitchen, 2 double bedrooms and spacious bathroom,

Externally, there is parking for one vehicle within the front driveway and a further bay to the side. The good sized gardens to front, side and rear with a useful timber shed.

Brechin boasts a wide range of facilities including schools, shops, restaurants, recreational facilities and are within easy access of surrounding Angus towns and the cities of Aberdeen and Dundee. Early viewing is highly recommended. EPC - C

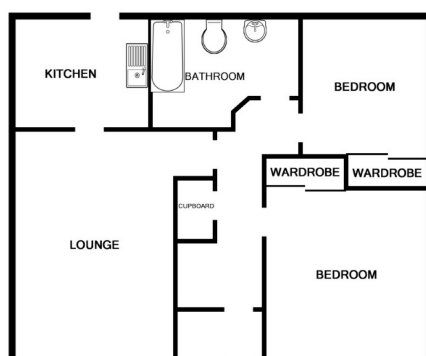
- Semi Detached Bungalow
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- 4 Piece Bathroom
- Double Glazing
- Gas Central heating
- Driveway & Shed
- Gardens
- EPC Rating C



# 50 Guthrie Park, Brechin DD9 7BJ



Lounge/Dining Room	16'9 x 14'2	(5.11m x 4.32m)
Kitchen	10'9 x 9'10	(3.28m x 3.00m)
Bedroom 1	12'11 x 9'11	(3.94m x 3.02m)
Bedroom 2	11'9 x 8'5	(3.58m x 2.57m)
Bathroom	9'10 x 8'5	(3.00m x 2.57m)



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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