



The Cottage, 107 Montrose Street

| Brechin | DD9 7DG

Thorntons 
Let's get a move on!



We are delighted to bring to the market this spacious stone built cottage which is set back from the main road and provides comfortable accommodation all on one floor level.



The subjects benefit from double glazing, electric heating and will be sold with floor coverings, blinds, fridge, electric cooker and washing machine included. Please note there are no guarantees with the white goods. There are ample storage facilities including within the large, insulated and partly floored attic area which is accessed via a fixed wooden stairwell in the lounge.

Externally there is a private garden immediately in front of the cottage with a useful shed. A further area of enclosed private garden is close by and accessed by a path.

The popular town of Brechin boasts a range of facilities including schools, shops, restaurants, recreational facilities and easy access to surrounding Angus towns and cities of Aberdeen and Dundee.

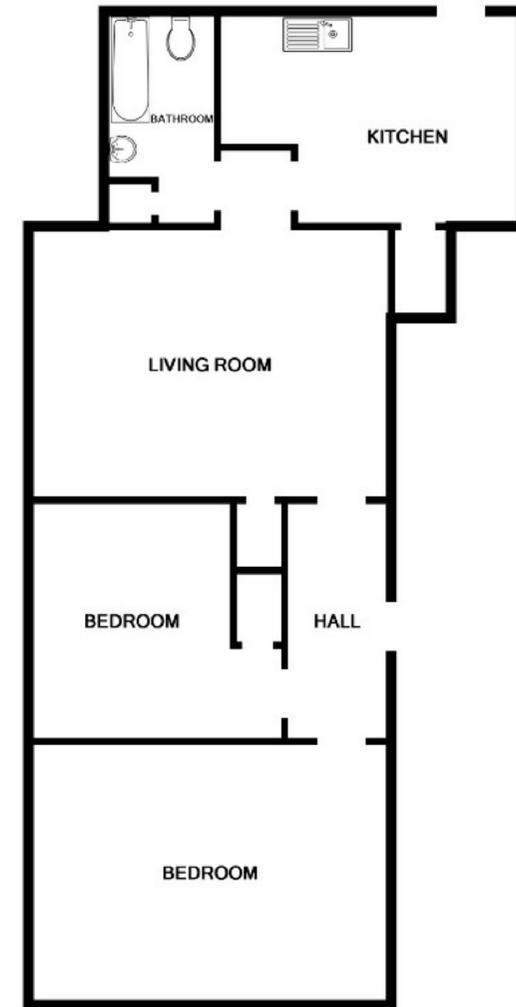
This particular property is thought to suit the needs of the 1st time purchaser, a developer or as a retirement type home. Early viewing is highly recommended.



- Stone Built Cottage
- Lounge
- Dining Kitchen
- 2 Bedrooms
- Bathroom
- Partly Floored Attic
- D/G & ECH
- 2 Gardens & Shed
- EPC- F



Lounge	15'10 x 12'2 4.83m x 3.71m
Dining Kitchen	13'11 x 9'7 4.24m x 2.92m
Bedroom 1	15'9 x 9'6 4.80m x 2.90m
Bedroom 2	12'2 x 8'5 3.71m x 2.57m
Bathroom	8'10 x 5'1 2.69m x 1.55m



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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