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**5 Bearehill Way**  
| Brechin | DD9 6XF



## 5 Bearehill Way

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Offers Over £235,000

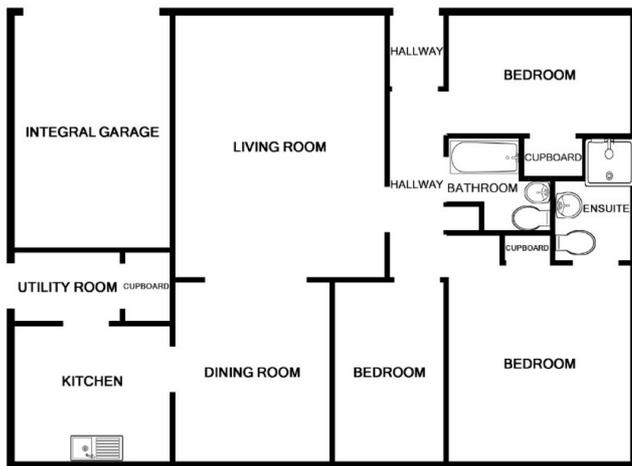
We are delighted to bring to the market this deceptively spacious detached bungalow by Stephens Homes which provides exceptional accommodation all on one floor level. This quality home has been finished to high specification throughout, benefits from double glazing, gas central heating and will be sold with floor coverings, blinds and integrated gas hob, oven and extractor hood included. The newly decorated accommodation comprises: lounge, dining room (with patio doors to the rear garden), breakfast kitchen, utility room, family bathroom and 3 bedrooms - one with en-suite shower room and all with fitted wardrobes. There are ample storage facilities throughout the property - including within the attic area. Externally the property is located within a small cul-de-sac and has a double driveway which provides access to the integral single garage. The low maintenance landscaped gardens have stone chips, mature borders, beech hedging and clothes drying facilities. The natural stone frontage to the property adds character and charm together with the slate roof which creates a lovely feature. Early viewing is highly recommended.



- Detached Bungalow
- 2 Public Rooms
- 3 Bedrooms (1 E/S)
- Breakfast Kitchen & Utility
- Bathroom

- D/G & GCH
- Garage & Double Drive
- Landscaped Gardens
- Cul-de-sac Location
- EPC - C





Lounge	18'4 x 12'5	5.59m x 3.78m
Dining Room	12'3 x 9'7	3.73m x 2.92m
Breakfast Kitchen	10'6 x 9'7	3.20m x 2.92m
Utility Room	7'5 x 5'7	2.26m x 1.70m
Master Bedroom	13'8 x 11'8	4.17m x 3.56m
En Suite Shower Room	10'4 x 4'7	3.15m x 1.40m
Bedroom 2	11'7 x 8'7	3.53m x 2.62m
Bedroom 3/Study	10'0 x 7'2	3.05m x 2.18m
Bathroom	8'0 x 6'9	2.44m x 2.06m

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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