

T: 01307 466886

E: forfar@thorntons-law.co.uk
www.thorntons-property.co.uk

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Let's get a move on!



Flat B, Clatto House

30 Bank Street | Brechin | DD9 6AX



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Fixed Price £85,000

This is an excellent opportunity to obtain a spacious ground floor apartment which forms part of a well maintained block situated within a prime central location.

The subjects are accessed via a security entry system and have individual mail boxes within the stairwell. The property benefits from gas central heating, double glazing and will be sold with floor coverings, blinds, washing machine, fridge and integrated electric hob, oven and extractor hood included.

The accommodation comprises; lounge/dining room, 2 double bedrooms, one with wash hand basin and both with fitted wardrobes, dining kitchen and a shower room.

Externally there is a private parking space to the front and well kept shared drying area to the rear.

The historical cathedral town of Brechin boasts a wide range of services including public transport, shops, restaurants, recreational facilities and has easy access to Aberdeen and Dundee via the A90 dual carriageway.

Please note there is a £10 per month factoring charge in place.

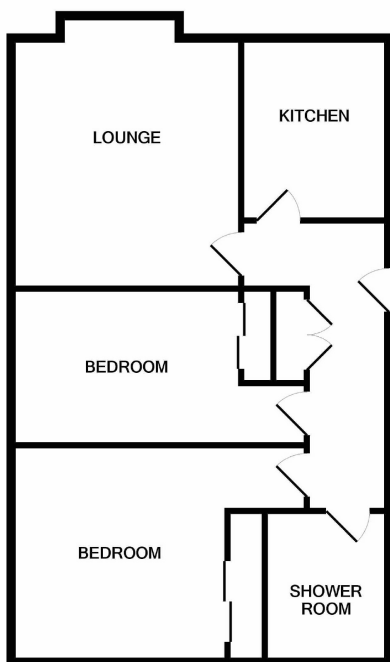
Early viewing is highly recommended.



- Ground Floor Apartment
- Lounge/Dining Room
- 2 Double Bedrooms
- Dining Kitchen

- Shower Room
- DG & GCH
- Allocated Parking
- EPC C





Lounge/Dining Room	18'10 x 11'9	5.74m x 3.58m
Dining Kitchen	10'7 x 5'10	3.23m x 1.78m
Bedroom 1	16'9 x 11'10	5.11m x 3.61m
Bedroom 2	16'6 x 8'9	5.03m x 2.67m
Shower Room	8'3 x 5'10	2.51m x 1.78m

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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