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*Let's get a move on!*



23 Castle Street  
| Brechin | DD9 6JW

Offers Over £125,000

# 23 Castle Street

| Brechin | DD9 6JW

Offers Over £125,000

We are delighted to bring to the market this substantial stone built end terraced former Cathedral Cottage which provides exceptional main door accommodation over two floor levels. This attractive B Listed maisonette of immense character is in a freshly decorative order and benefits from gas central heating with modern boiler, sash & case partial double glazing and will be sold with floor coverings plus integrated 5 burner gas hob, oven, extractor hood, washing machine, fridge and dishwasher. There are ariel points in most rooms. Period features include the cast iron Victorian style fire surround in the lounge, working window shutters and natural wood internal doors. The accommodation comprises: lounge with pleasant views from all 3 windows, country style dining kitchen with clothes pulley, 2 double bedrooms and a luxury split level 4 piece bathroom suite featuring a roll-top bath. Externally, there is access to a low maintenance private garden with shared access. 2 useful sheds and a coal shed bounded on 2 sides by Brechin castle boundary wall.

The historic city of Brechin boasts a wide range of amenities including: schools, health centre, shops, restaurants, recreational facilities and easy access to the picturesque Angus Glens and cities of Aberdeen and Dundee. Early viewing is highly recommended to fully appreciate this splendid property.

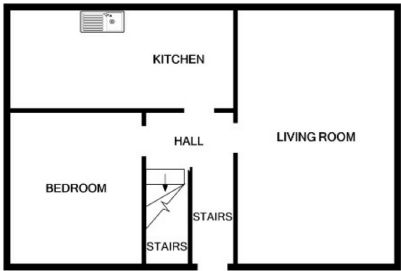
- End Terraced Stone Built
- Former Cathedral Cottage
- B Listed Maisonette
- Lounge
- 2 Double Bedrooms
- Dining Kitchen
- Luxury Bathroom
- GCH & Partial D/G, EPC E
- Period features
- Private Garden & 2 Sheds



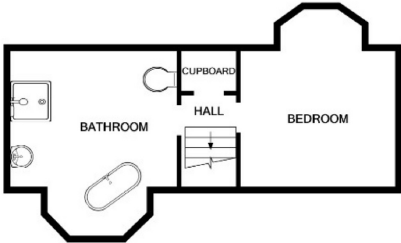




Lounge	19'4 x 11'3	5.89m x 3.43m
Dining Kitchen	14'10 x 7'9	4.52m x 2.36m
Bedroom 2	12'0 x 9'8	3.66m x 2.95m
Master Bedroom	16'3 x 14'8	4.95m x 4.47m
Bathroom	16'7 x 7'8	5.05m x 2.34m



GROUND FLOOR



1ST FLOOR

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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scotland



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