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Thorntons 
The right way to move



16E Nursery Lane

| Brechin | DD9 7DL

Offers Over £130,000

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We are delighted to bring to the market this well appointed end terraced villa which is located within the former Andover school development and provides contemporary and spacious accommodation over two floor levels. The subjects are in fresh decorative order, benefit from secondary glazing, wet electric central heating system and will be sold with blinds, floor coverings, induction hob, fan assisted oven, extractor hood, dishwasher, washing machine and fridge/freezer included. There are ample storage facilities throughout the property. The generously proportioned accommodation comprises: open plan lounge/dining/kitchen, 2 double bedrooms, cloakroom WC and a modern shower room.

Externally, there are 2 allocated parking bays, additional visitor's spaces, 2 useful communal sheds, shared drying area and a private garden with lawn and a wood decking patio which is well suited for outdoor dining/entertaining.

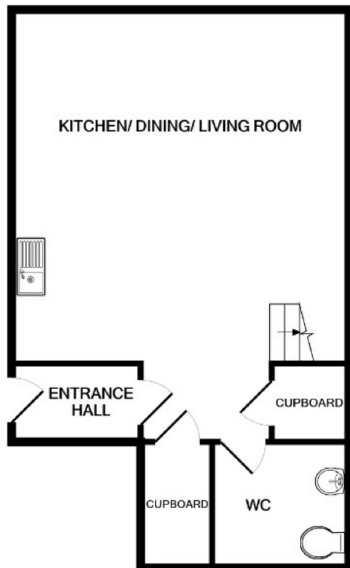
The cathedral town of Brechin boasts a wide range of amenities including schools, shops, restaurants, public transport, recreational facilities and there is easy access to the picturesque Angus Glens and the cities of Aberdeen and Dundee. Early viewing is highly recommended.

- End Terraced Villa
- Contemporary Accommodation
- Open Plan Lounge/Dining/Kitchen
- 2 Double Bedrooms
- Shower Room & Cloakroom WC
- Secondary Glazing
- Wet Electric Heating, EPC - C
- 2 Parking Bays
- Private Garden
- 2 Communal Sheds

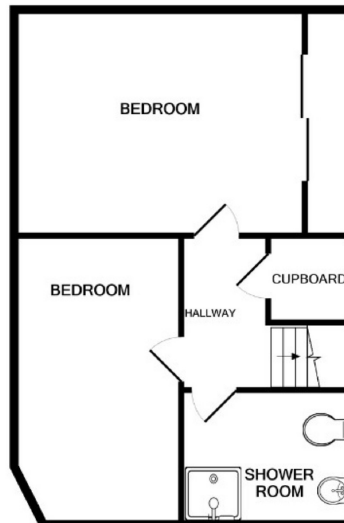




Open Plan Lounge/dining Kitchen	25'8 x 18'5	7.82m x 5.61m
Cloakroom WC	6'2 x 5'0	1.88m x 1.52m
Shower Room	8'7 x 5'0	2.62m x 1.52m
Bedroom 1	16'5 x 10'7	5.00m x 3.23m
Bedroom 2	17'3 x 9'6	5.26m x 2.90m



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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