

T: 01307 466886

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

Dundee | Anstruther | Arbroath | Cupar | Edinburgh
Forfar | Kirkcaldy | Montrose | Perth | St Andrews

Thorntons 
The right way to move



17 Witchden Road

| Brechin | DD9 7DB



17 Witchden Road

| Brechin | DD9 7DB

Offers Over £170,000

An excellent opportunity has arisen to obtain a bright and spacious end terraced townhouse which provides versatile and comfortable accommodation over 3 floor levels. This well presented family home benefits from double glazing, gas central heating and will be sold with floor coverings, blinds, security alarm system and integrated electric hob, extractor hood, oven, fridge and dishwasher included. An entrance vestibule, study/home office area, double bedroom with en-suite shower room and utility room can be found at ground floor level. The first floor comprises the spacious lounge, family room/dining kitchen and cloakroom w.c. On the upper floor are 3 further bedrooms, ensuite and family bathroom, and there are ample storage facilities throughout. Externally the front driveway provides off-street parking and access to the single integral garage. The low maintenance, enclosed rear garden is mainly laid in stone chips.

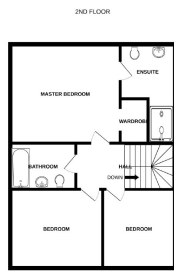
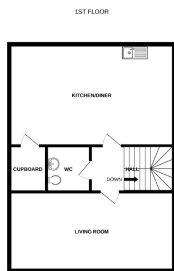
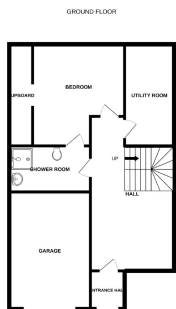
The cathedral town of Brechin boasts a wide range of amenities including schools, supermarkets, shops, recreational facilities, public transport and there is easy access to surrounding Angus villages and the cities of Aberdeen and Dundee. Early viewing is recommended.



- End Terraced Townhouse
- Spacious Lounge
- Family Room/Dining Kitchen
- 4 Bedrooms (2 E/S)
- Study/Home Office Area

- Bathroom, WC & Utility Room
- D/G, GCH & Security Alarm
- Garage & Driveway
- Enclosed Rear Garden
- EPC - C





We have every effort been made to ensure the accuracy of the floor plans contained herein. However, we do not warrant, represent or accept any liability for the accuracy of the floor plans. The plans are for illustrative purposes only and should not be used as a basis for any property purchase. The contents, quality and accuracy of the plans have been reviewed and no guarantee is made as to their accuracy or efficiency can be given.
Mark & Sophie (2022)

Home Office	10'8 x 10'4	3.25m x 3.15m
Bedroom 4	11'2 x 9'6	3.40m x 2.90m
En Suite Shower Room	8'10 x 5'3	2.69m x 1.60m
Utility Room	10'6 x 6'10	3.20m x 2.08m
Lounge	20'7 x 16'2	6.27m x 4.93m
Family Room/Dining Kitchen	20'7 x 10'6	6.27m x 3.20m
Cloakroom w.c.	4'10 x 4'3	1.47m x 1.30m
Bedroom 1	12'7 x 11'10	3.84m x 3.61m
En Suite Shower Room	9'7 x 6'8	2.92m x 2.03m
Bedroom 2	10'9 x 9'10	3.28m x 3.00m
Bedroom 3	10'8 x 10'4	3.25m x 3.15m
Bathroom	6'5 x 5'4	1.96m x 1.63m

Thorntons is a trading name of Thorntons LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

aspc êspc fifeâpc pâpc tâpc spc



Thorntons
The right way to move

T: 01307 466886

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

Dundee | Anstruther | Arbroath | Cupar | Edinburgh | Forfar | Kirkcaldy | Montrose | Perth | St Andrews