



3 Nursery Park

| Brechin | DD9 7EY

Thorntons 
The right way to move



We are delighted to bring to the market this extremely spacious 2nd/top floor apartment which enjoys pleasant views towards countryside, playing fields and Brechin centre including the Cathedral in the distance.

The subjects benefit from newly installed electric heating system, double glazing and will be sold with floor coverings, blinds, dining table and chairs in the kitchen, electric hob, oven and washing machine included.

The generously proportion accommodation comprises: reception hall, large lounge/dining room, 2 double bedrooms, dining kitchen, 3 piece bathroom suite and a useful box room/



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The generously proportion accommodation comprises: reception hall, large lounge/dining room, 2 double bedrooms, dining kitchen, 3 piece bathroom suite and a useful box room/study with power and light. There are ample storage facilities throughout the property - including within the insulated attic area.

Externally, there is a well kept sharing drying area to the rear and ample parking for the development within the cul-de-sac.

The Angus town of Brechin boasts a wide range of facilities including schools, recreational facilities, public transport and there is easy access to the cities of Aberdeen and Dundee.

This particular property is an excellent example and is thought to be an ideal 1st time purchase or investment opportunity.



- 2nd/Top Floor Apartment
- Cul-de-sac location
- Pleasant Views
- Lounge/Dining Room
- 2 Double Bedrooms
- Dining Kitchen
- Bathroom & Box Room/Study
- Double Glazing, EPC D
- New Electric Heating
- Shared Drying Area

Lounge/Dining Room	19'11 x 10'11 6.07m x 3.33m
Dining Kitchen	17'2 x 7'7 5.23m x 2.31m
Bedroom 1	13'9 x 9'0 4.19m x 2.74m
Bedroom 2	13'6 x 8'11 4.11m x 2.72m
Bathroom	6'6 x 5'6 1.98m x 1.68m
Box Room/Study	6'0 x 4'3 1.83m x 1.30m

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be read in conjunction with any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is made with respect to them.