

Connelly Yeoman

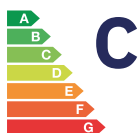


16 LATCH GARDENS, BRECHIN, DD9 6LN

SUPERIOR DETACHED
BUNGALOW



- Set in much sought after residential area close to central amenities
- Presented in immaculate order throughout with modern, stylish fixtures and fittings
 - Gas Fired Central Heating and Double Glazing, ample storage
- Large, mature garden plot offering privacy and seclusion, Driveway and Garage



OFFERS OVER

£395,000

Property Description

Connelly Yeoman Estate Agency are delighted to bring to the market this beautifully presented SUPERIOR DETACHED BUNGALOW which is ideally set on a large garden plot within a very sought after and desirable residential area in the town of Brechin. The historic Cathedral town of Brechin offers a wealth of amenities, including an abundance of local shops, a supermarket, health centre, the popular Brechin Castle Garden Centre and also Brechin Leisure Centre offering a range of leisure activities. The town also acts as a gateway to the ever popular Angus Glens for hillwalking and leisure pursuits. There are also popular Golf courses close-by. The property is also within easy reach of the main A90 dual carriageway, with good commuting routes to Aberdeen and south towards Dundee and Perth.

The property is presented in immaculate order, both inside and out, boasting a neutral decor/colour palate complimented with modern and stylish fixtures and fittings. There are the benefits of Gas fired central heating and Double glazing.

Externally, at the front of the property there is a large driveway affording ample parking for 4/5 cars. There is a beautifully manicured lawn, access pathway surrounding the property and large wrought iron access gates. The garden wraps around the house, all very well tended to, with mature trees, shrubs and bushes. To the side of the house is a wooden Shed, a Pergola with seating area and the garden continues all the way around, with lawn areas, mature trees, shrubs, bushes and flower borders. The main area to the rear of the house has a large entertainment patio with direct access from the kitchen, an area laid out to lawn, and also a child's play area with bark chips. There is a wooden Shed and a further Shed to the side of the house. Access gate out to the rear of the house.

ACCOMMODATION COMPRISING:-

Vestibule, Reception Hall, Lounge, Sitting Room, Dining Kitchen, Utility Room, WC, Master Bedroom with En-Suite Shower Room, 4 Further Double Bedrooms, Family Bathroom



Property Description

ENTRANCE VESTIBULE:

Enter through main external entrance door into the vestibule with feature herringbone flooring, ceiling coving and neutral decor. A glazed internal door leads through into the reception hallway.

RECEPTION HALLWAY:

A spacious and welcoming Hallway, which boasts four large built-in storage cupboards providing excellent storage, access into a floored loft, coving, neutral decor and herringbone flooring. CH Radiator. Door leading into the garage.

LOUNGE:

Approx. 20' x 17'4". A very spacious and well proportioned Lounge, with a large picture window overlooking the garden. Feature wood burning stove. Ample space for furnishings. herringbone flooring, coving. CH Radiator. Beautiful and only recently installed French Doors lead out to the side garden area.

SITTING ROOM:

Approx. 15'3 x 13'10". Another generously proportioned public room, ideal as a Family/Sitting room, and decorated in a neutral palate. Feature Electric fire with pebble inlay on a stone hearth and surround. Coving, CH Radiator and sliding French doors lead out to the side garden area.

DINING KITCHEN:

Approx. 19'7 x 11'5". A spacious and well appointed Dining Kitchen, with the kitchen area fitted with a good range of base and wall mounted units in a wood veneer, speckled worktop surfaces and tiled splashbacks. Sinktop with mixer tap fitment. Integrated kitchen appliances to include:- Microwave, two Electric Ovens, Gas Hob with extractor hood above and Dishwasher. Ample space for dining table and chairs. Laminate wood effect flooring. Inset ceiling downlights. Space for a large American style Fridge/Freezer. CH Radiator. Feature sliding French doors leading out to the rear garden .

UTILITY ROOM:

Approx. 11'6 x 5'7". The Utility room is fitted with base and wall mounted units, with a marble effect work surface. Ample space for further kitchen appliances including automatic washing machine and tumble dryer. Chrome wall mounted towel CH Radiator. The gas central heating boiler is located here. External door leads out to the garden.

CLOAKROOM/WC:

Approx. 8'6 x 5'2". Comprising a two piece white bathroom suite, WC and wash-hand basin. Wall tiling to dado height level. Chrome wall mounted CH towel radiator. Tiled floor. Inset ceiling downlights. Ceiling coving. Opaque glass window.

FAMILY ROOM/BEDROOM 5:

Approx. 12'6 x 12'6". A good sized room, ideal as a further family room or ground floor Bedroom. Neutral decor. CH Radiator.

FAMILY BATHROOM:

Approx. 6'4 x 10'4". A spacious main Bathroom which has recently been refurbished and comprises of a WC., floating wash-hand basin with storage drawers underneath, a double ended bath and a walk-in shower area with a power shower. Finished with marble effect tiling to walls and floor. Gold coloured bathroom fittings, taps and shower head. CH Radiator. Parador style panel ceiling with inset downlights.



BEDROOM 2:

Approx. 10' x 12'5. Spacious front facing double bedroom with a shelved and hanging wardrobe. Coving and CH Radiator.

BEDROOM 3:

Approx. 9'10 x 12'7. A generous size double bedroom with front-facing window, shelved and hanging wardrobe, coving and CH Radiator.

BEDROOM 4/HOME OFFICE:

Approx. 9'10 x 10'7. This room is currently being used as a Study/Home Office and has built-in furniture with an oak wood veneer, ample drawer space, cupboards for storage purposes. Rear-facing window. CH Radiator.

MASTER BEDROOM:

Approx. 14'5 x 10'6. A spacious main Bedroom with a rear-facing window. Attractive decor. Built-in wardrobes with sliding mirror fronted doors. CH Radiator. Access into the En Suite Shower Room.

EN SUITE SHOWER ROOM:

Approx. 4'10 x 9'10. The En Suite has been recently refurbished and comprises of a WC, a floating wash-hand basin with storage drawers below, and shower cubicle housing a power shower with deluge and hand held attachments, Marble effect tiling on the walls and floor, contemporary wall mounted CH Radiator, Parador style panel ceiling with inset downlights and further LED lighting. Rear-facing opaque window.

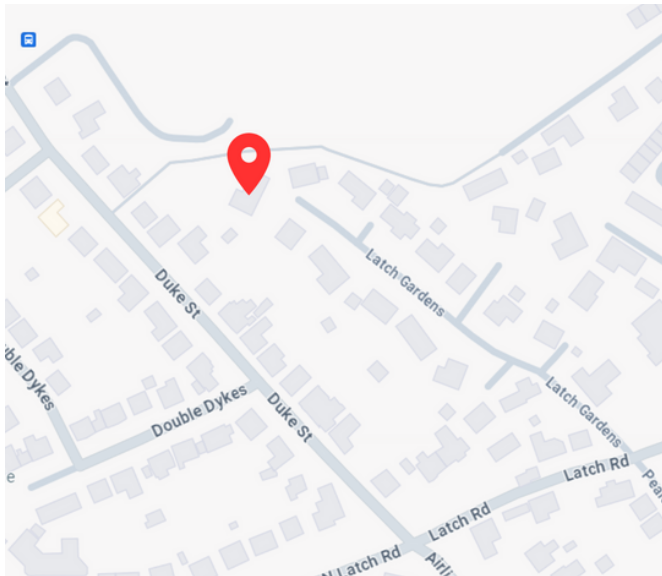
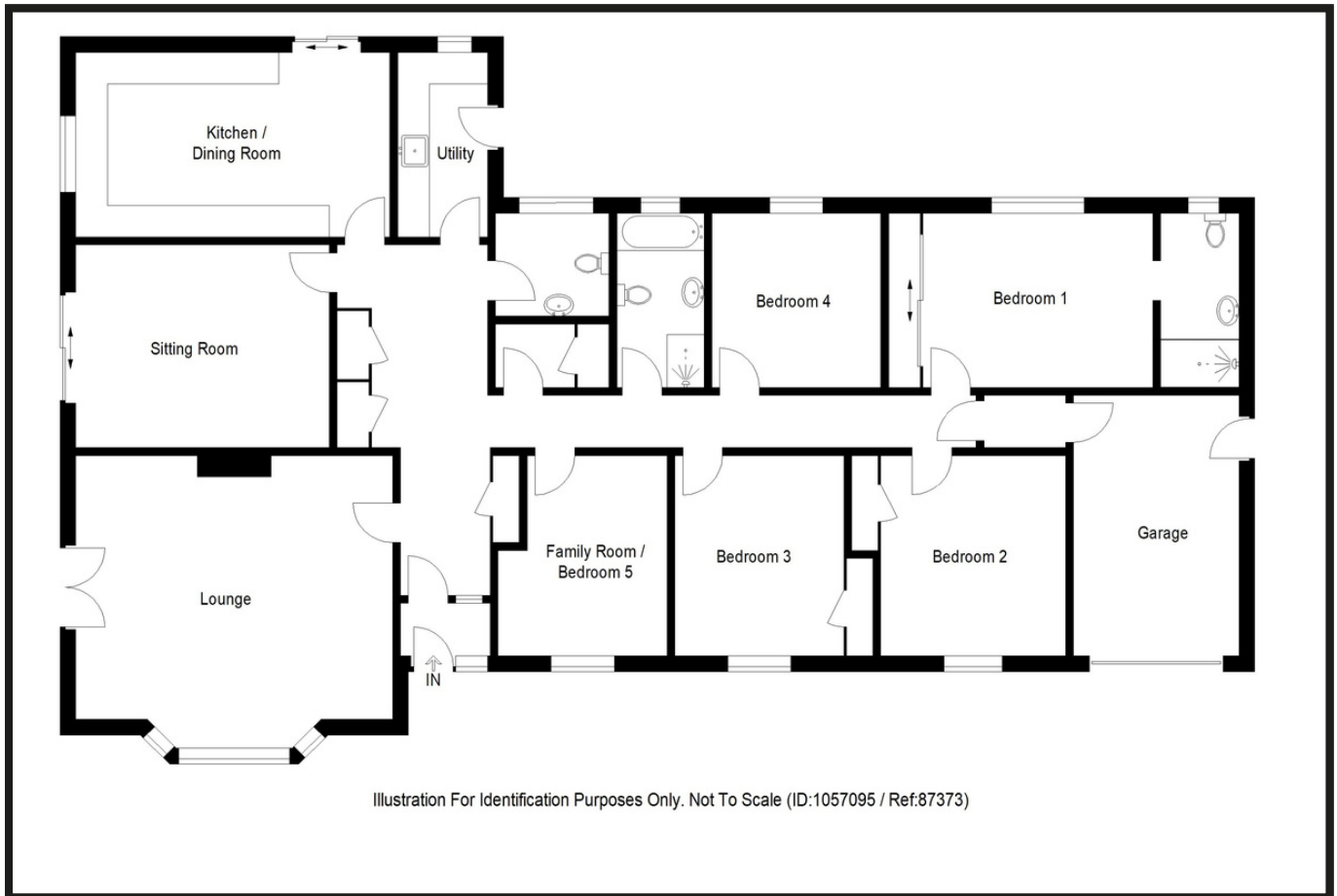
GARAGE:

Approx. 16'8 x 11'9. Remote controlled up and over electric garage door into the Garage and another side door leads out to the garden. There is a floored loft space in the Garage, offering ample storage facilities and access into the house.





Property Professionals



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