

Connelly Yeoman



23 CALEDONIAN ROAD, BRECHIN, DD9 6BG

FIRST FLOOR FLAT



- Bright and spacious first floor flat
- Located in a popular residential area close to the town centre amenities and services
 - Electric storage heating, double glazing and neutral decor
 - Communal drying area to the rear



FIXED PRICE
£75,000

Property Description

This well presented FIRST FLOOR FLAT is situated in a popular residential area within easy reach of the centre, leisure opportunities and local amenities. The A90 dual carriageway is a short drive away and makes for an easy commute to Aberdeen, Dundee and beyond. The property has been well maintained and enjoys the benefits of Electric storage heating, double glazing and ample storage. comprising of a spacious lounge, kitchen, two double bedrooms and a bathroom. To the rear of the property there is access to a mutual drying area.

ACCOMMODATION COMPRISING: LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM

ENTRANCE HALLWAY: A communal internal staircase leads to the front door and into the inner hallway where a recessed area offers storage and a cupboard houses the electric fuse board.

LOUNGE: Approx. 15' x 12'2". A lovely bright lounge with front facing window with countryside views, neutral decor and carpet flooring.

KITCHEN: Approx. 13'2 x 7'11". This well kept kitchen is fitted with a range of base and wall units with coordinating work surfaces, stainless steel sink. A rear facing window overlooks the gardens and there is plumbed space for a washing machine and tumble dryer. Space for a full height fridge freezer and space for a free standing cooker, finished with vinyl flooring. This kitchen is well equipped but would benefit from an upgrade.



BEDROOM 1: Approx. 11'9 x 12'1. A bright front facing room with views over the countryside, carpet flooring and a double built in wardrobe with sliding doors.

BEDROOM 2: Approx. 9'3 x 11'4. This room has a rear facing window overlooking the rear garden area, neutral decor, wood effect flooring, a double wardrobe with sliding doors and an additional storage cupboard housing the water tank.

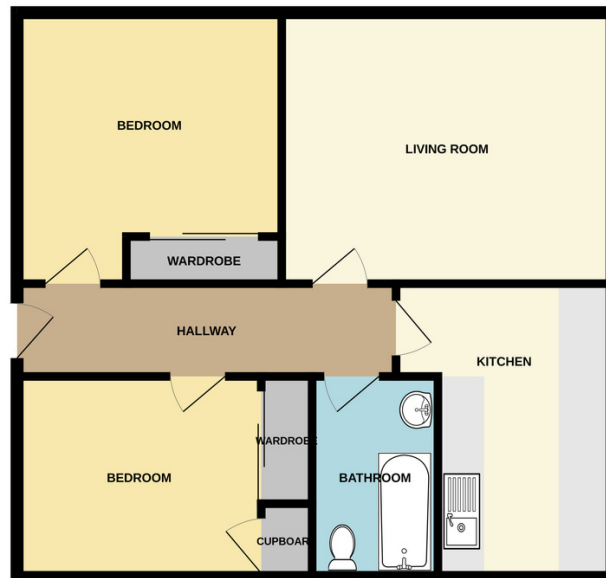
BATHROOM: Approx. 9'4 x 5'1. Fitted with a three piece white suite, the wash hand basin is set in a vanity unit with storage below, vinyl flooring and wall tiles to the bath area which has a power shower over the bath. Opaque window to the rear.

GARDEN: To the rear a drying area which has easy to maintain stone chips.



Property Professionals

FIRST FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.9 sq.m.) approx.
Whilst 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The correct, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Connelly
Yeoman**

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ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100
CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA