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



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FIXED PRICE

£69,995

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Property **Description**

This well presented FIRST FLOOR FLAT a 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.

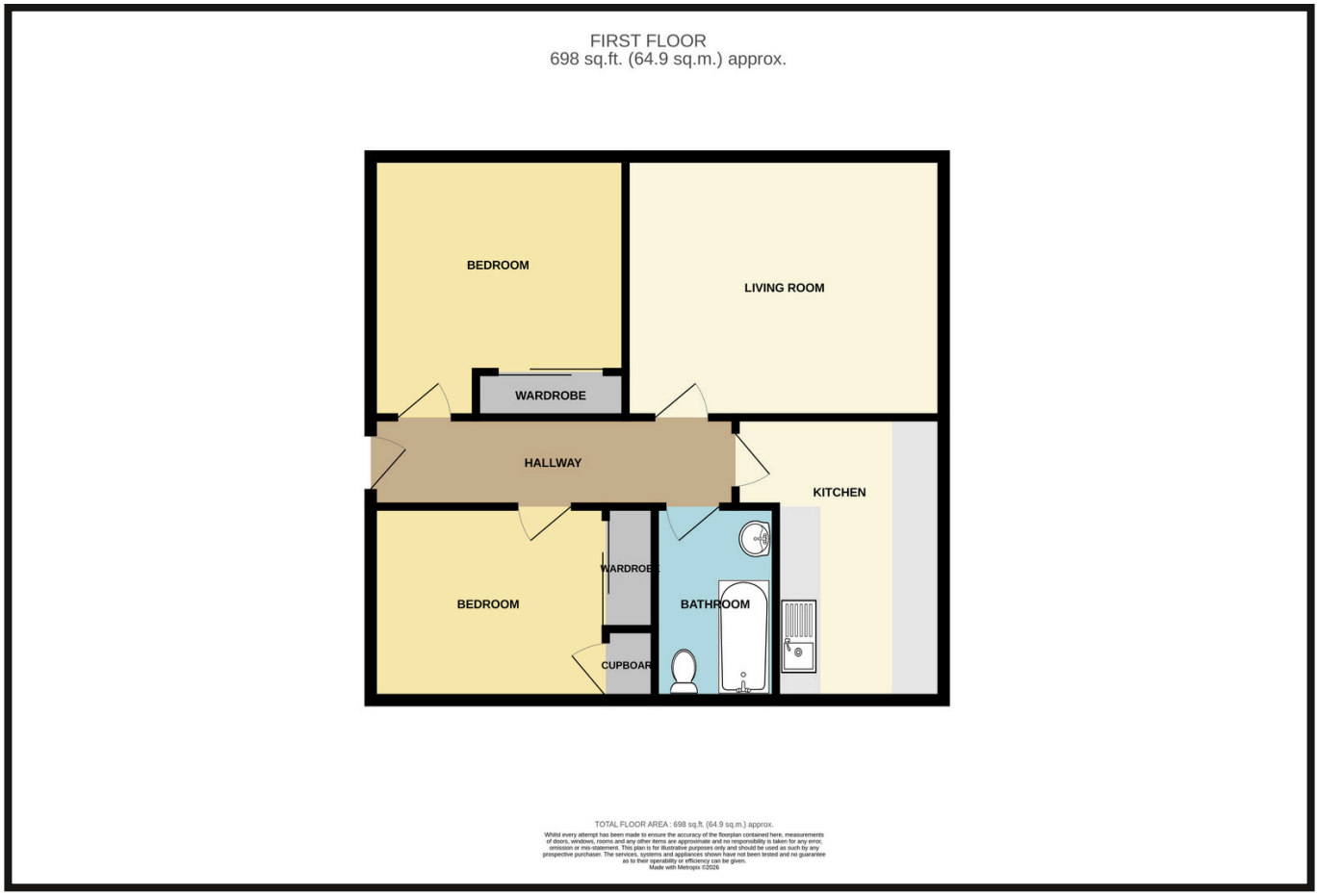








Property Professionals





These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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