Connelly Yeoman



28 DUKE STREET
BRECHIN DD9 6JZ

DETACHED BUNGALOW







- Well presented Detached Bungalow with converted attic room (potential for 3rd bedroom)
- Ideally located in a popular area close to central amenities for Brechin town
- Gas Fired Central Heating, Double Glazing, ample storage
- Gardens to the front and rear, driveway, Timber Garage



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OFFERS OVER

£180,000

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Property Description

This deceptively spacious, traditional style DETACHED BUNGALOW property offers well proportioned accommodation over two floors, with a spacious loft space conversion where there is potential for a 3rd bedroom, and is situated in a popular residential area of Brechin within easy reach of central amenities and services. The property would now benefit from upgrading / modernisation but does have Gas fired central heating and Double glazing. Externally, there are well established garden areas to the front and rear, with a side driveway offering off-street car parking and there is also a Timber Garage.

ACCOMMODATION COMPRISING: DINING KITCHEN, LOUNGE, REAR HALLWAY, GROUND FLOOR BEDROOM 1, BATHROOM, BEDROOM 2;
UPPER FLOOR LOFT CONVERSION - ATTIC ROOM.

DINING KITCHEN: Approx. 13'2 x 14'6. Side door entry into the property, into the Dining Kitchen space; the Kitchen area is fitted with base and wall mounted storage units, co-ordinated work surfaces and stainless steel sink with mixer tap; a free-standing Electric Cooker; an automatic washing machine and fridge/freezer, etc; ample space for dining table and chairs; Wall mounted gas central heating boiler; double doors lead out into the back garden. A further door leads off the Kitchen into the Lounge.

LOUNGE: Approx. 23'10 x 20' (at widest points). A very generously proportioned Lounge, with a bay window and further front-facing window allowing for lots of natural light into the room; focal point marble fireplace incorporating a wooden mantle and Electric fire; fitted carpeting.

Door access leading out into the front garden.

REAR HALLWAY: With staircase leading to the upper floor; access to the bedrooms and the Bathroom; from the Hallway there is a door at the end which leads out to the other side of the property.

BEDROOM 1: Approx. 13'3 x 12'2. A generous sized bedroom, with a rear-facing window; neutral décor and fitted carpeting; there is a useful corner shower cubicle with mains power shower and wet wall panel finish.

BATHROOM: Approx. 8'1 x 9'6. Comprising a fitted three piece coloured bathroom suite (brown) with a corner bath tub; wall tiling at the suite sareas; carpeted flooring; rear-facing opaque glazed window.

BEDROOM 2: Approx. 11'4 x 11'8. A good-size Bedroom, with a front-facing window; neutral decor and fitted carpeting; built-in double door wardrobe.









UPPER FLOOR: Carpeted staircase leading to the upper floor landing area (converted loft space) leading into the large Bedroom; two doors allow for access into loft and eaves space, offering great storage facility.

ATTIC ROOM: Approx. 19'3 x 23'8 (at widest points) . A spacious room, with velux roof window and dormer window extension.

GARDENS: The front garden area is mostly laid to lawn, with mature shrubs and bushes; driveway space to the side of the property offering off-street car parking.

The back garden is a spacious fence enclosed garden, mostly laid to lawn with paved patio areas for outdoor furniture, mature trees and hedging and stone-built Outhouse/Summerhouse, offering good external storage space. Two further stone-built Outhouses, ideal for storage. The garden is a substantial space with lots of potential for further development. The garden grounds are approx. 480m2.

GARAGE: Approx. 17'2 x 9'6. Long timber Garage with a roller door to the front; power and light.





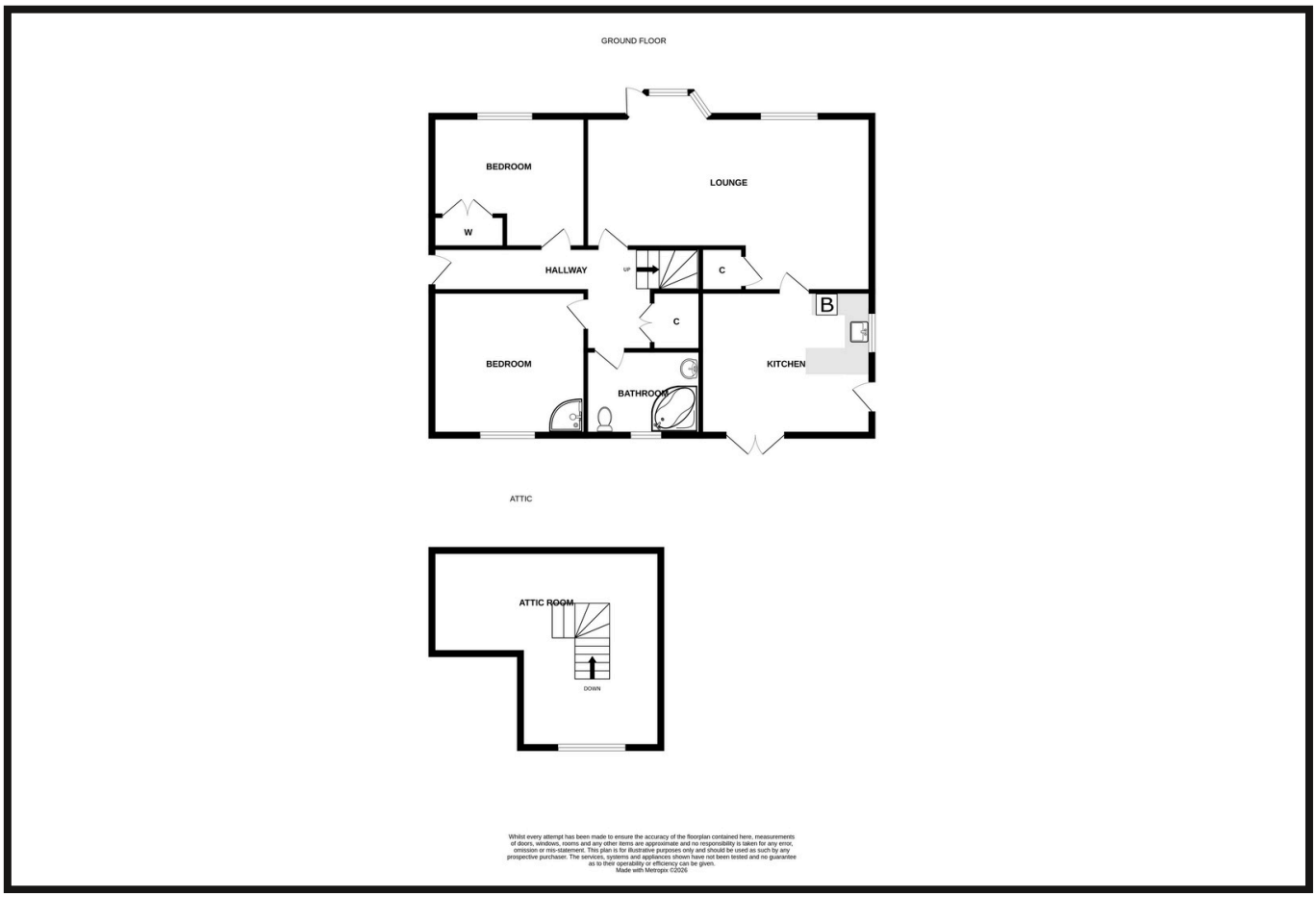


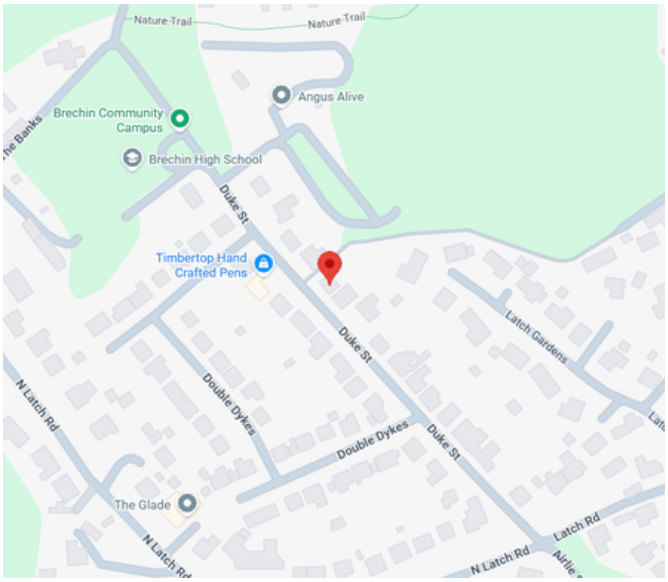






Property Professionals





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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