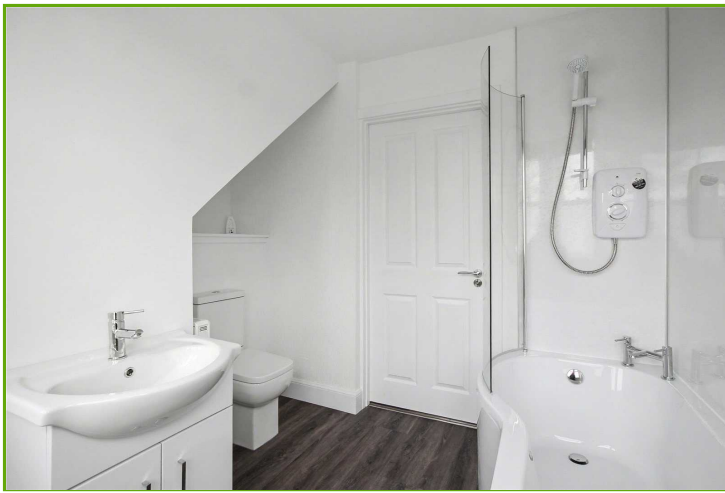




St. Ninians Place, Brechin, Angus,
DD9

Offers Over: £90,000

Tenure: Freehold



your-move.co.uk

St. Ninians Place, Brechin, Angus, DD9
Offers Over: £90,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: D

Attractive and recently renovated two-bedroom flat set in a prime location in Brechin.

Description

Recently fully renovated, this bright and delightful property features two well-proportioned bedrooms, a spacious reception room, a brand-new kitchen and bathroom, and tasteful neutral décor throughout ensure the flat is truly move-in ready. Situated in prime location in Brechin, this charming top-floor flat enjoys a peaceful setting on a quiet square, surrounded by some of the town’s most notable landmarks and local amenities. The flat presents an excellent opportunity for first-time buyers, investors, professionals, or couples seeking a comfortable home.

Hall

The hallway provides access to all rooms and includes entry to a floored loft space, and storage cupboards.

Living Room

The spacious reception room is bright and spacious, offering versatile living space and comfortably accommodates both seating and dining areas. Fresh décor and new carpeting create a clean, contemporary feel while retaining the charm of the property’s characterful setting.

Kitchen

The newly installed kitchen is both stylish and practical, thoughtfully designed to maximise workspace and storage. There is an integrated fridge-freezer, oven and a hob, and a washing machine. Modern fittings and finishes provide a sleek look, while ample cupboard space ensures everyday functionality.

Bathroom

The newly fitted bathroom features modern fixtures and fittings, creating a clean and contemporary space. Designed for comfort and practicality, it includes a shower over a bath, w.c., and a sink with a vanity unit.

Bedroom 1

The principal bedroom is generously proportioned, offering ample space for a double bed and additional furnishings. Tastefully decorated in neutral tones, and including build in storage.

Bedroom 2

The second bedroom is also well-sized and versatile, suitable as a guest room, nursery, or home office. Like the rest of the property, it benefits from new carpets and fresh décor, ready to adapt to the needs of its new owner.

External

To the rear, the property enjoys elevated views towards the surrounding hills beyond the town. On the lower ground floor, residents have access to a shared drying green and secure shed storage. The property is ideally located close amenities, transport links, and local attractions on the doorstep. Unrestricted parking can be found on the streets at the front.

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by Steve Hardaker Limited, (company number 06234698), registered in England at 75 Larch Drive, Stanwix, Carlisle, Cumbria CA3 9FJ. VAT registration no: 437854559. Letting Agent Registration Number is LARN2305007

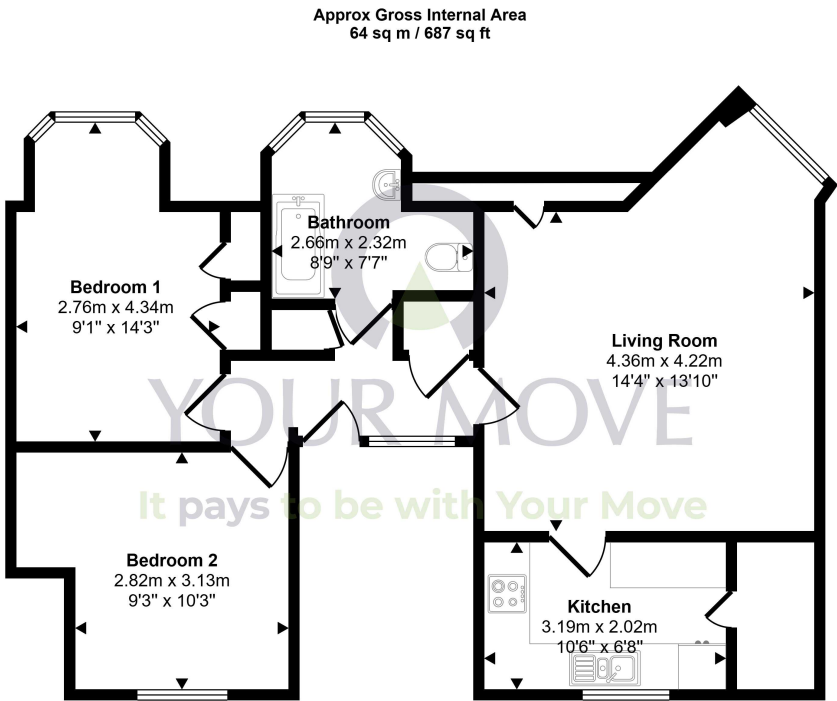
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.