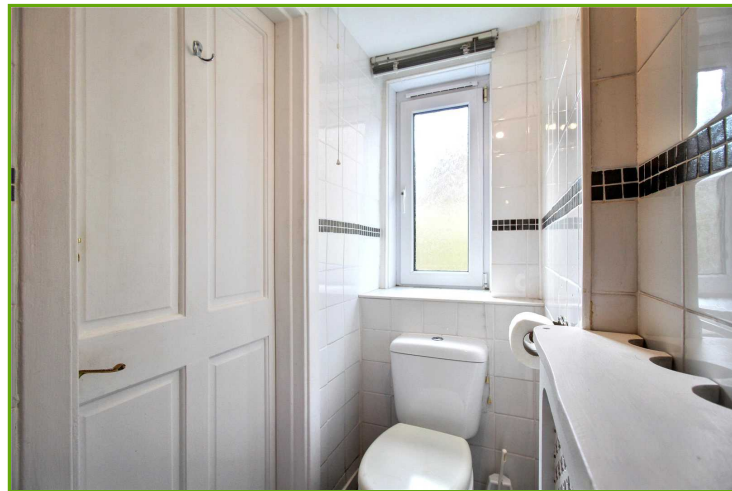




73 High Street, Edzell, DD9 7TA

Offers Over: £170,000



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73 High Street, Edzell, Brechin, Angus, DD9 7TA
Offers Over: £170,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: D

Description

This charming 3-bedroom end-terrace home is ideally located on the High Street in the sought-after village of Edzell. Offering a wonderful blend of character and practicality, the property is bright, spacious, and filled with natural light throughout.

The accommodation is well laid out, featuring a comfortable living space, a functional kitchen, and convenient ground-floor bathroom, with three bedrooms and an additional WC upstairs. Outside, the property benefits from an enclosed rear garden, perfect for relaxing or entertaining, as well as on-street parking directly outside.

This home would be ideal for families, first-time buyers, or those looking to enjoy village living with easy access to local amenities.

Living Room

A welcoming and generously sized living room, flooded with natural light from large windows. This space offers a warm and comfortable setting, perfect for both dining and relaxing. There is also a substantial size storage cupboard under the stairs.

Hallway

From the rear entrance the main hallway flows nicely to the downstairs areas and stairs to the upper floor.

Kitchen

The kitchen provides a practical layout with ample worktop and cupboard space, and freestanding appliances such as fridge, washing machine, dishwasher, and a cooker, which can all be included in the sale.

Bathroom

Conveniently located on the ground floor, the bathroom is fitted with shower, bath, sink, and a w.c., and offers a practical space for everyday use.

Landing

The upstairs landing is bright and spacious filled with natural light.

WC

A useful additional w.c. located upstairs, adding convenience for family living.

Bedroom 1

A spacious double bedroom with a built in wardrobe, and plenty of room for freestanding furniture.

Bedroom 2

Another well-sized double bedroom, offering flexibility for use.

Bedroom 3

A cosy single bedroom, ideal as a child’s room, study, or home office.

External

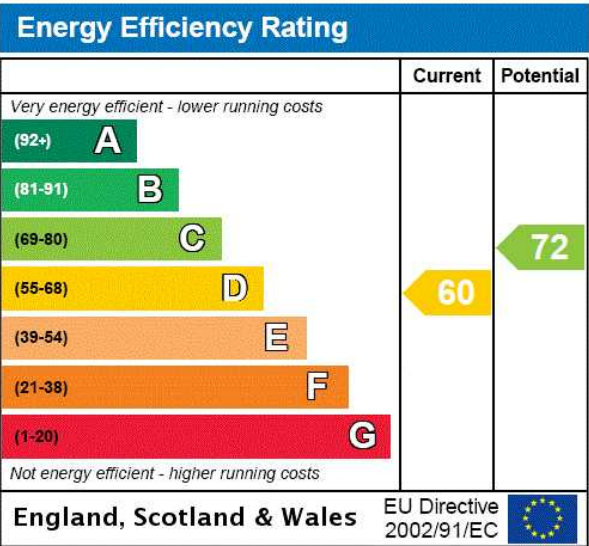
The property enjoys a private, enclosed rear garden, providing a peaceful and inviting space ideal for outdoor relaxation and entertaining. A garden shed is also situated within the garden and can be included as part of the sale. To the front, there is an additional smaller private area, enhancing the overall outdoor appeal. Convenient on-street parking is available both to the front and side of the property.

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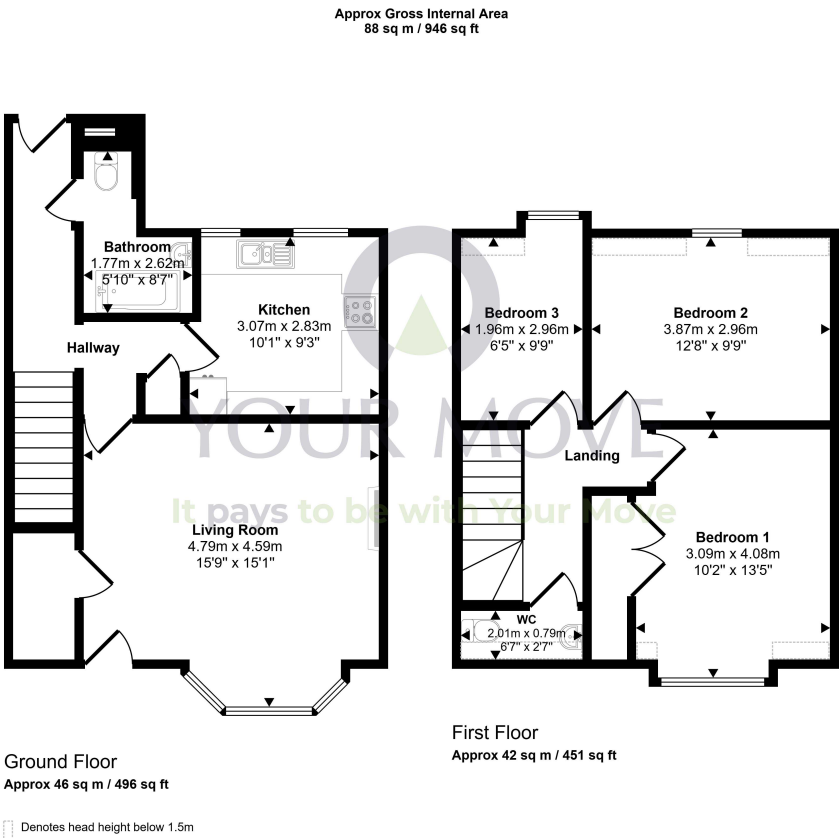
All Measurements
All Measurements are Approximate.

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.



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.