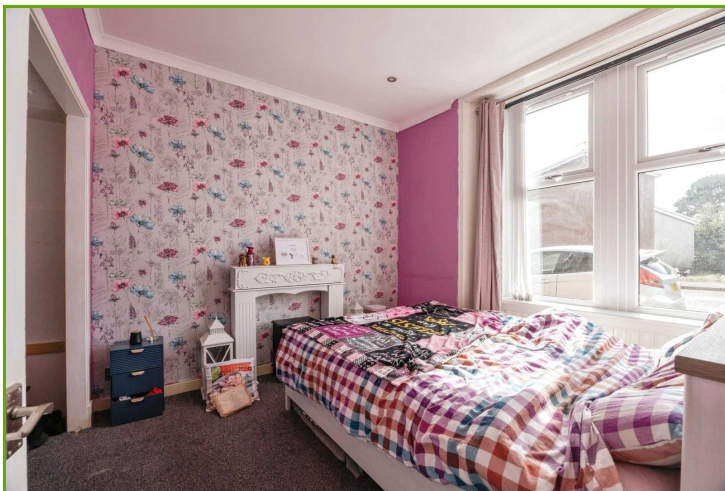
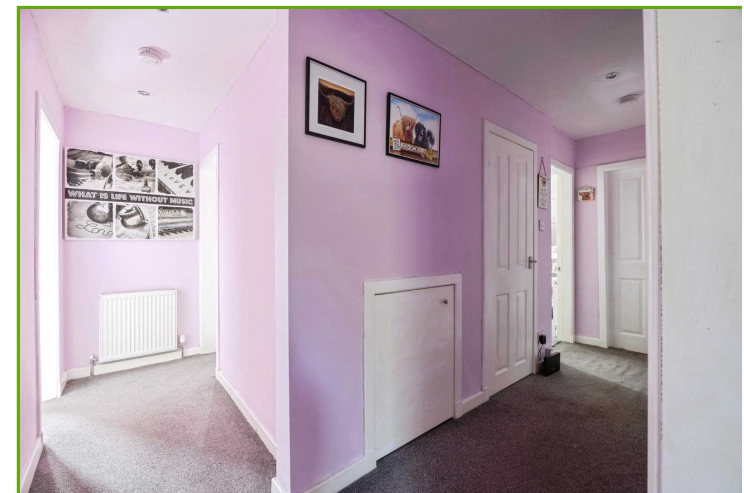
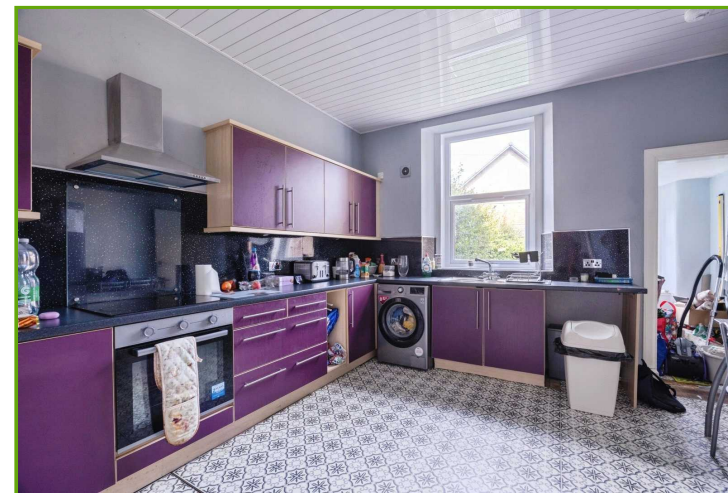
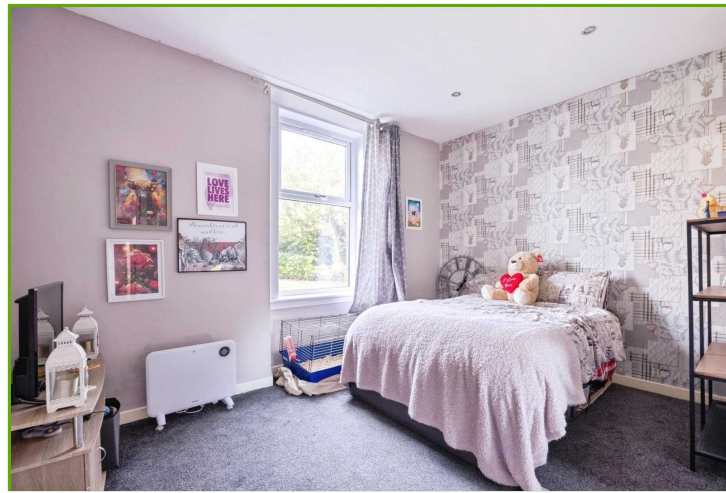
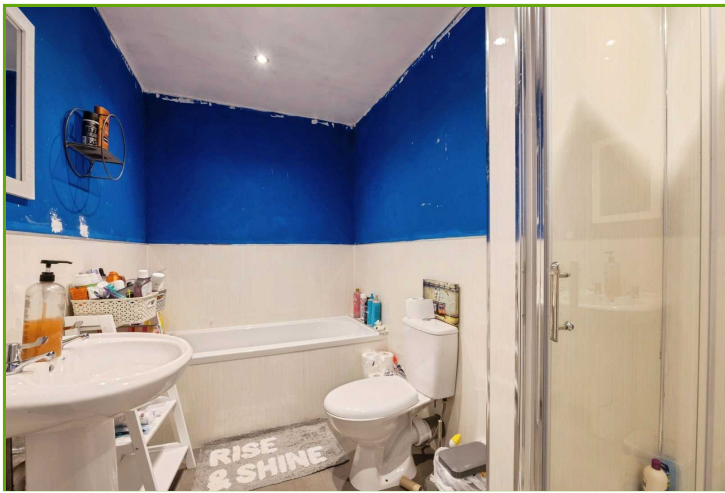




69 Montrose Street, Brechin,
Angus, DD9 7BZ

Offers Over: £80,000



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69 Montrose Street, Brechin, Angus, DD9 7BZ
Offers Over: £80,000

Council Tax Band: A
EPC Rating: C

Generously proportioned and attractive three-bedroom, ground floor flat. Located close to many local amenities.

Description

This spacious and well-presented three-bedroom ground floor flat is located in the popular town of Brechin, offering generous accommodation ideal for first-time buyers or buy-to-let investors. Situated close to local amenities and public transport links, the property benefits from gas central heating, double glazing, and is in ready-to-move-in condition. With a large dining kitchen, bright lounge, and access to a communal rear garden, this property combines comfort with convenience. On-street parking is available to the front of the property.

Entrance Hall

A welcoming entrance hallway with access to all rooms. Offers storage space and sets the tone for the well-maintained accommodation throughout.

Living Room

A bright and generously sized lounge with ample space for relaxation and entertaining. The large window allows plenty of natural light. Neutral décor and a well-maintained finish make it a comfortable and stylish space.

Kitchen Dining Room

This impressive, large dining kitchen offers plenty of room for a dining table and chairs. Fitted with a range of modern units, ample worktop space, stainless steel sink, integrated oven, hob, and an extractor fan, and space for other kitchen appliances.

Bathroom

A modern and practical shower room fitted with a shower, and a bath, WC, and wash hand basin. Clean and contemporary finish.

Bedroom 1

A spacious double bedroom offering ample space for bedroom furniture. Neutral tones and a large window contribute to a bright and airy feel.

Bedroom 2

Another good-sized double bedroom that is well-proportioned and nicely decorated.

Bedroom 3

The third double bedroom offers flexible space and would suit a variety of uses, currently used as a dressing room.

External

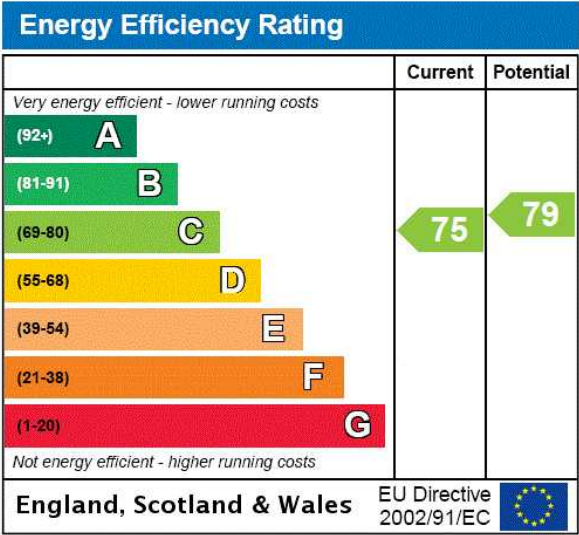
The property benefits from access to a shared rear garden, and parking on the street at the front.

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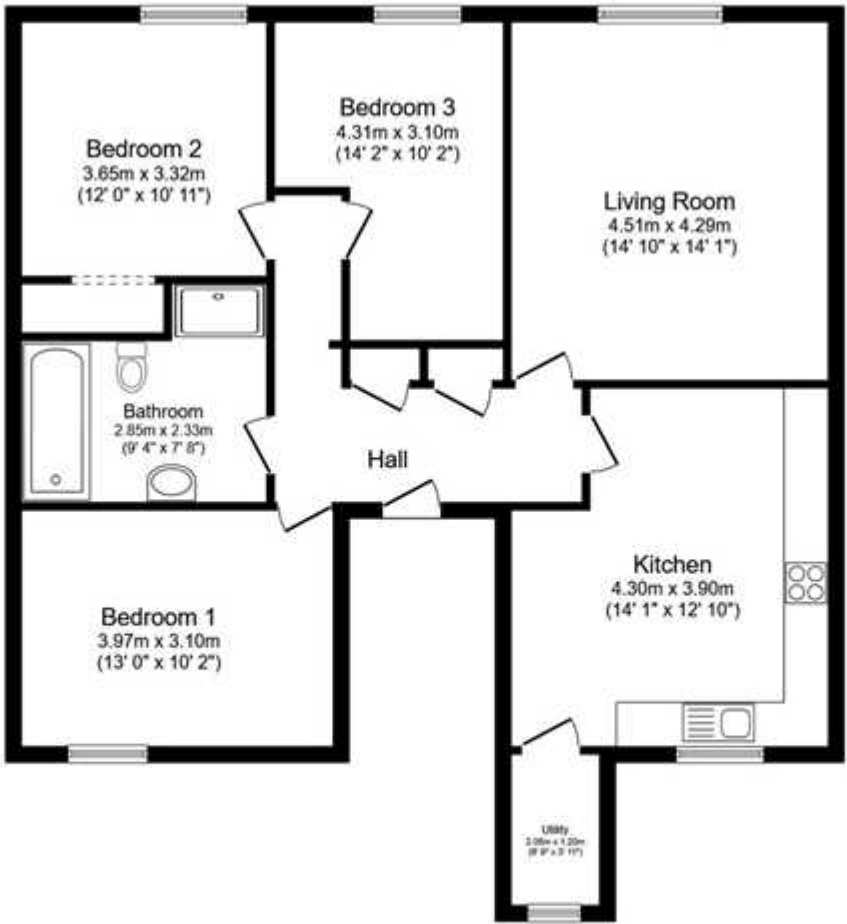
All Measurements
All Measurements are Approximate.

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.



Total floor area 164.2 sq.m. (1,768 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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