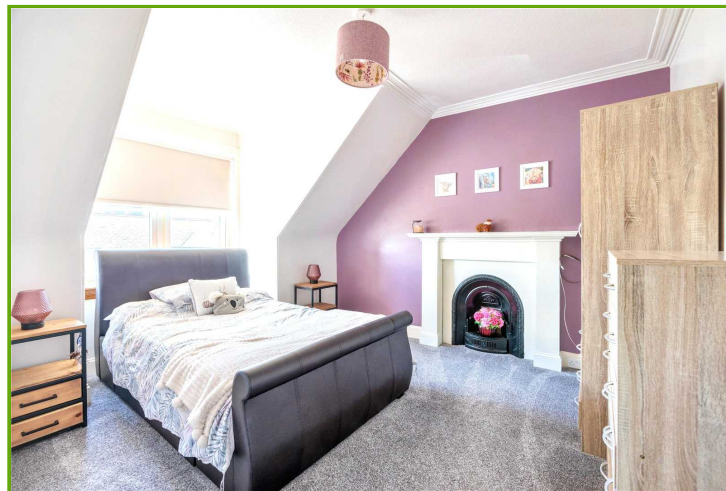
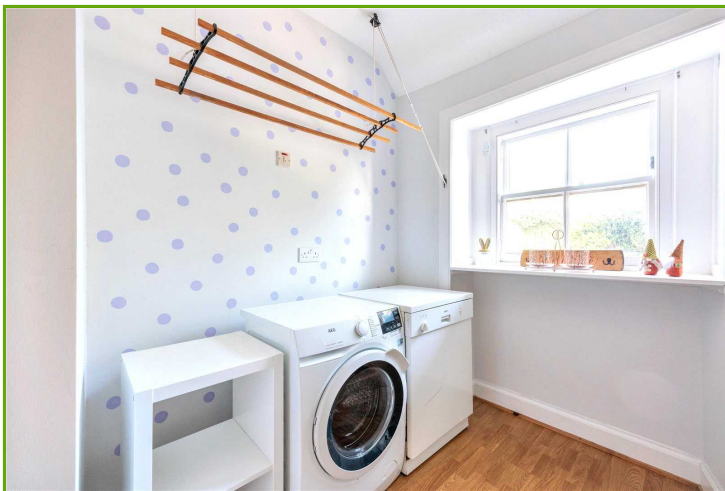
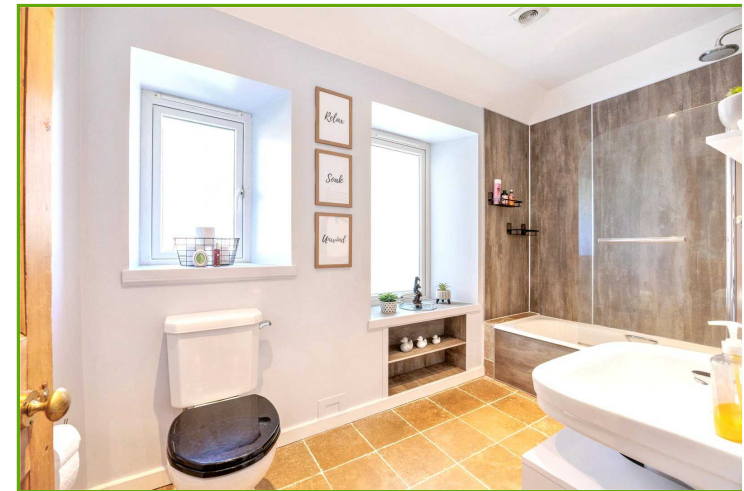
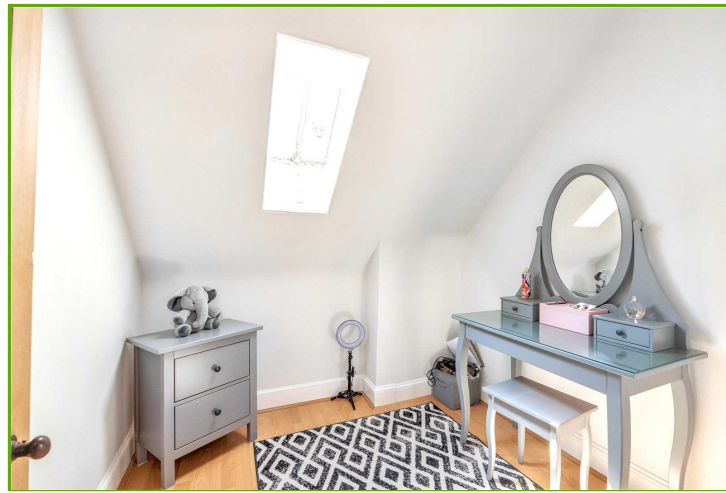
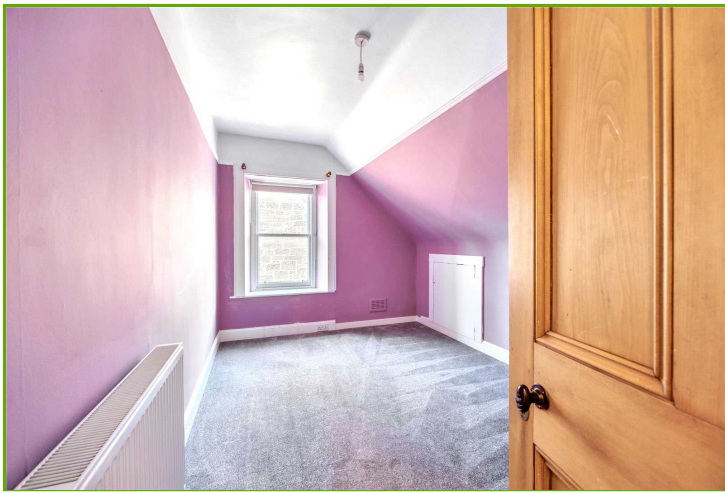




11B Eastbank, Brechin, Angus,
DD9 6AT

Offers Over: £120,000



your-move.co.uk

11B Eastbank, Brechin, Angus, DD9 6AT
Offers Over: £120,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: C

This attractive first floor maisonette offers spacious accommodation and is presented to the market move in ready,

Description

Situated in the popular Eastbank area of Brechin, this well-proportioned three-bedroom home offers generous accommodation over two levels, making it an excellent choice for first-time buyers, growing families or those looking to downsize without compromising on space.

The ground floor comprises a bright and spacious living room, a fitted kitchen with ample worktop and storage space, a useful utility room, and a family bathroom. Upstairs, the property offers three bedrooms.

Externally, the property benefits from a private garden, providing an ideal space for relaxing, entertaining or family enjoyment. Further practical benefits include gas central heating and double glazing throughout. Appliances can be included on the sale by separate negotiation.

Conveniently located close to local amenities, schools and transport links, this attractive home combines space, practicality and a sought-after location.

Hallway

A welcoming entrance hall providing access to the main living accommodation, with staircase leading upstairs.

Kitchen Dining Room

The well-appointed kitchen provides generous worktop and cupboard space, with ample room to accommodate a dining table and chairs. Modern fittings and a tasteful neutral finish create an attractive and functional space, perfect for both everyday use and family meals.

Living Room

The generously proportioned living room offers ample space for a range of lounge furnishings, creating a comfortable setting for relaxing or entertaining. A large window floods the room with natural light, enhancing the bright and welcoming atmosphere.

Bathroom

The spacious, modern bathroom is fitted with a bath with shower over, wash hand basin, WC, and a heated towel rail. Two windows allow an abundance of natural light to fill the room while also providing excellent ventilation, creating a bright and airy space.

Utility Room

A dedicated utility room adds to the home's practicality, offering excellent space for laundry, household storage and everyday essentials, while keeping the kitchen and living areas clean, organised and free from clutter.

Landing

The upstairs landing provides access to all bedrooms.

Bedroom 1

Bedroom 1 is a decent size and beautifully decorated double bedroom, with a feature fireplace.

Bedroom 2

Bedroom 2 is another great size double bedroom with space for bedroom furniture.

Bedroom 3

Bedroom 3 is a single room that would make an ideal study, dressing room, office or a child's room.

External

Externally, the property benefits from a private enclosed garden providing an excellent outdoor space to relax and enjoy throughout the warmer months. There is also access to a shared drying green. Conveniently positioned in a central location, the property is within walking distance of a variety of shops, schools and other local amenities.

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

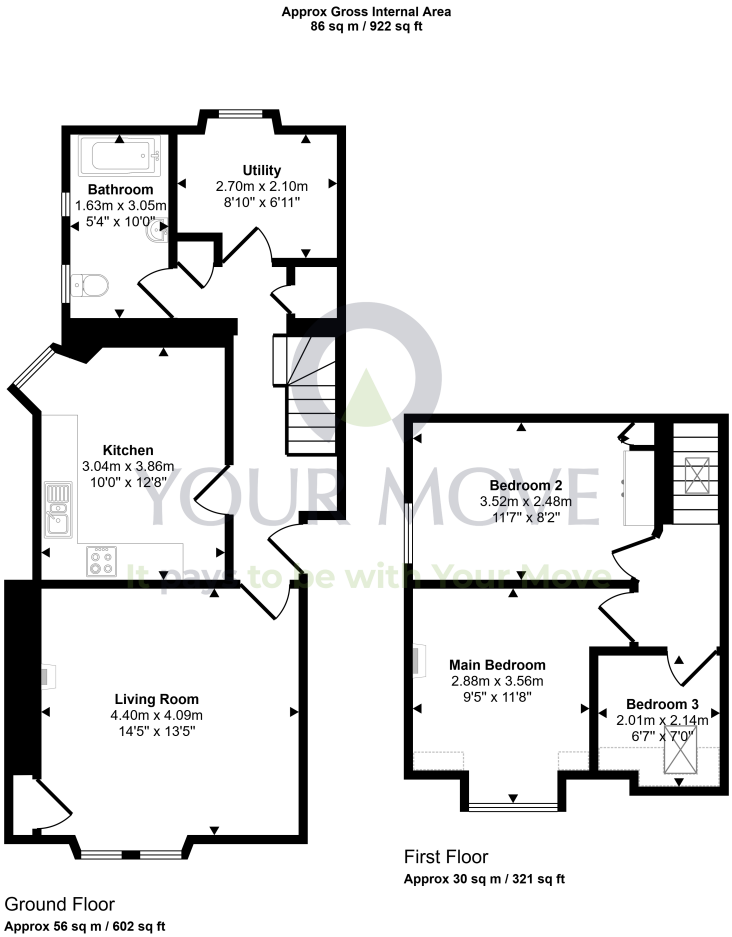
All Measurements
All Measurements are Approximate.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

Denotes head height below 1.5m
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.