

12 Golf Park Road, Brechin, DD9 6YJ



**Reduced Price - Offers Around £125,000 Home Report Available**

Single storey detached house in popular residential area on the edge of Brechin. This two bedroom property would make an ideal family home and benefits from a quiet residential location a short distance away from the town centre. Brechin itself offers a range of amenities and is well placed for commuting further afield to Dundee, Forfar and Aberdeen.

Accommodation comprises:- Kitchen, Living Room, Two Bedrooms, Shower Room with WC.

Outside: A driveway leads to a garage and an enclosed rear garden with patio area, landscaped areas and a garden shed. To the front there is a small garden area with decorative planting.

Gas fired central heating, Double Glazing, Energy Performance Rating:- D



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
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Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE

The front door opens into a vestibule area with glass door to the inner hall which gives access to all rooms.



## LIVING ROOM (6.03m x 3.26m)

Large, bright living room with window to the front. Fitted carpet, electric fire, radiator.



## MASTER BEDROOM (3.60m x 3.17m)

Double bedroom with built in wardrobe and window to the rear. Fitted carpet, radiator.



## KITCHEN (3.23m x 2.39m)

Modern fitted kitchen with breakfast bar area and space for appliances. Windows to side and front. Laminate flooring, boiler.



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## BEDROOM TWO (2.87m x 2.33m)

Another good sized bedroom with built in wardrobe and window to the side. Fitted carpet, radiator.



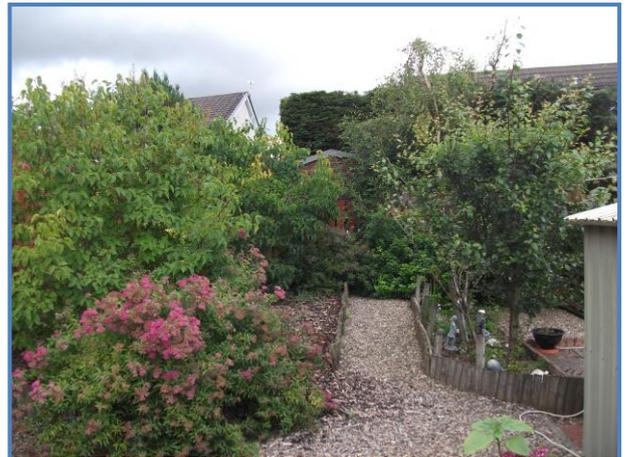
## SHOWER ROOM (2.28m x 1.52m)

Modern bathroom suite comprising WC, large corner shower unit and sink. Window to rear, linoleum flooring, radiator.



## OUTSIDE

A driveway leads to a single car garage and provides ample off street parking. To the front there is a small enclosed garden with decorative planting. The rear garden has a patio area, landscaped areas and a garden shed.

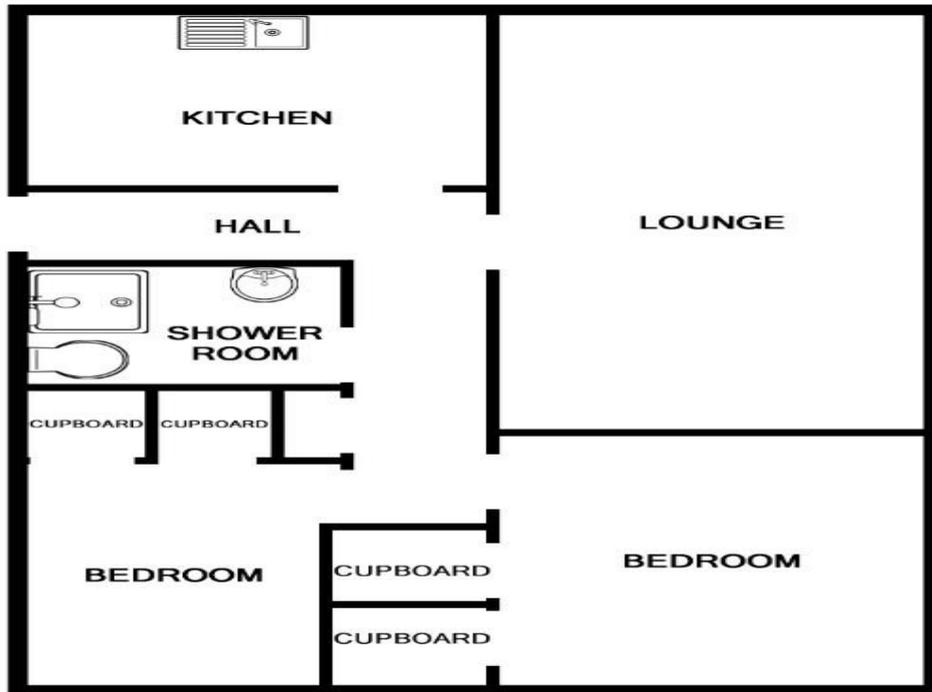


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## EXTRAS

The television in the living room may be available by separate negotiation.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**ENTRY:** By negotiation

**VIEWING:** By appointment with the subscribers, Messrs. MacHardy, Alexander & Whyte, 71 Castle Street, Forfar, DD8 3AG  
Tel 01307 463593

Whilst these particulars are believed to be correct  
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