

3 St Mary Street, Brechin, Angus, DD9 6JG



**Offers Over £50,000 Home Report Available – REDUCED PRICE**

This first floor flat is located in the Angus town of Brechin, it is located within a short walk of the town's amenities. The property is in need of refurbishment but could make an ideal investment opportunity. It comprises large lounge, kitchen, two good bedrooms and a bathroom.

Accommodation comprises:- Kitchen, Living Room, Two Bedrooms, Bathroom.

Outside:- Shared rear garden.

Electric storage heating, all windows are of the sash and case type. Energy Performance Rating:- D



71 CASTLE STREET  
FORFAR, ANGUS DD8 3AG  
Tel. (01307) 463593  
Fax (01307) 468507  
forfar@machardy.co.uk

Website: [www.machardy.co.uk](http://www.machardy.co.uk)

# MACHARDY, ALEXANDER & WHYTE, W.S.

## ENTRANCE

Access to all rooms, carpeted flooring, storage heater, cupboard housing hot water cylinder.

## KITCHEN (3.10m x 3.20m)

Fitted kitchen with window to rear. Carpeted flooring, space for washing machine, cooker. Sink unit, Boiler and radiator.



## LIVING ROOM (3.21m x 5.11m)

This is a bright and spacious public room of unusual shape, which adds to its charm and character. There are three windows, which enjoy an aspect out to the front over Airlie Street and to the West. Fitted carpet, and storage heater.



## BEDROOM 1 (3.88m x 2.62m)

Good sized bedroom with window to the front. Built in wardrobe, carpeted flooring, panel heater.



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## **BEDROOM TWO** (3.88m x 2.01m)

Another good-sized bedroom with window to front. Storage heater.



## **OUTSIDE**

Shared rear gardens laid out in gravel for easy maintenance.



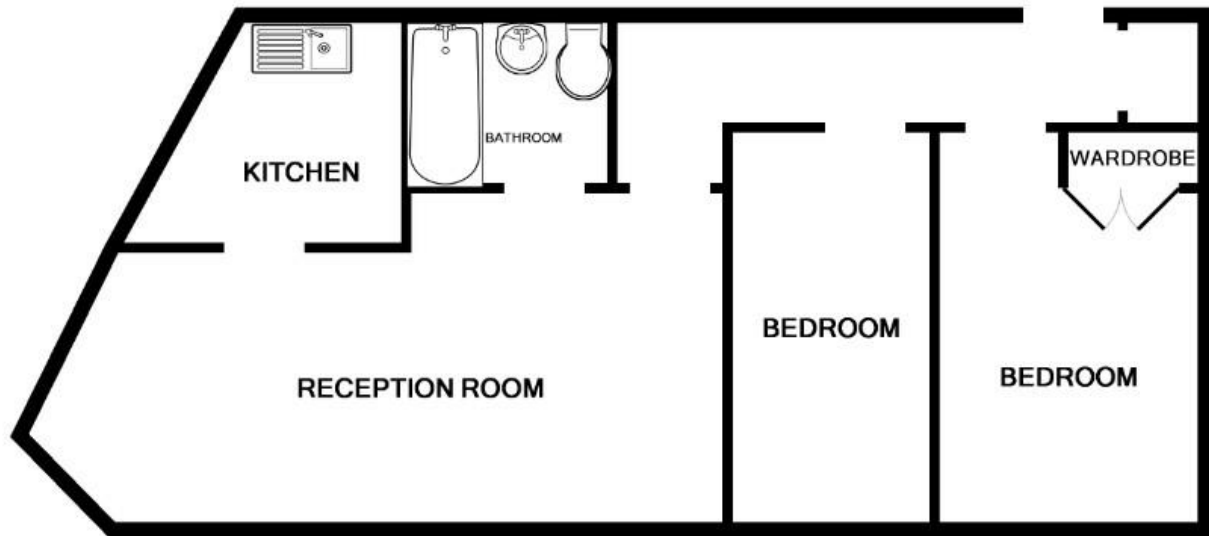
## **BATHROOM ROOM** (2.01m x 1.71m)

WC, sink, bath with electric shower over bath. Window to the rear.



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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



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