

11 Smalls Square, Brechin, Angus, DD9 7EH



Offers Around £72,000 Home Report Available

Mid-terraced dwelling house within established residential area of Brechin. This two-bedroom property, whilst in need of a degree of modernisation, has the ability to make a nice family home, first time buy or rental investment, and benefits from a good location just a short drive away from Brechin town center and Andover Primary School.

Accommodation comprises - Ground Floor: Living Room, Kitchen, Dining Room, Conservatory. First Floor: Two Double Bedrooms, Shower Room with W/C.

Outside: Front: Laid in monobloc with off road parking area, metal gates. Rear: Enclosed garden with two sheds, drying green and borders

Double Glazing, Gas Central Heating. Energy Performance Rating:- C



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

Website: www.machardy.co.uk

MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE

Double glazed front door leading into vestibule, then to hall. Stairs to first floor with doors to Living Room and Kitchen, under stair cupboard. Stairlift to upper floor.

LIVING ROOM (4.67m x 3.41m)

Large open room with window to front, fire place, 2 radiators, carpeted flooring. Door to Dining Room, internal window.



DINING ROOM (1.85m x 3.43m)

Window to rear into conservatory, door to Kitchen, carpeted flooring.

KITCHEN (3.41m x 1.96m)

Galley kitchen with window to rear, door to conservatory, carpeted flooring.



CONSERVATORY (2.32m x 5.46m)

Lean-to style conservatory with panel heater, plumbed for washing machine.

FIRST FLOOR

Upper hall with access to all rooms, hatch to loft, panel heater.

SHOWER ROOM (1.98m x 1.98m)

WC, sink, and shower unit, radiator, window to rear, carpeted flooring



BEDROOM ONE (3.95m x 2.85 m)

Double Bedroom with window to the front, built in wardrobes, cupboard housing boiler, carpeted flooring, radiator.



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BEDROOM TWO (3.48m x 3.47m)

Double Bedroom with built in storage cupboard, carpeted flooring, window to rear, radiator.



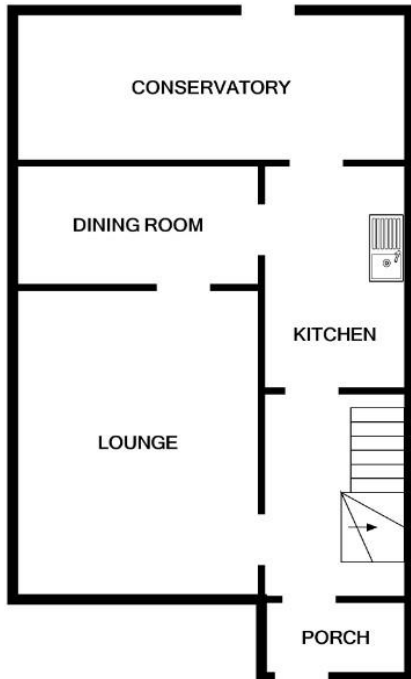
OUTSIDE

To the front of the property there is off road parking for one car. The rear garden has two sheds, a drying green and borders.



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GROUND FLOOR



1ST FLOOR

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
they are not warranted and do not form part of any Contract.
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