

17A Southesk Street

BRECHIN, ANGUS, DD9 6EB



*ONE-BEDROOM FLAT BOASTS A
PRIME LOCATION*



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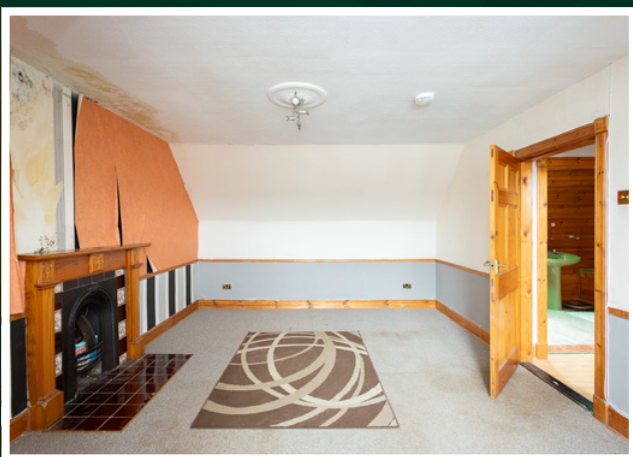


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Nestled atop the vibrant streets of Brechin, this charming one-bedroom flat boasts a prime location with convenient access via the main door situated along the bustling main road, just opposite the ever-convenient Lidl supermarket.

Ascending to the top floor, you're welcomed into a spacious entrance hall adorned with practicalities like a fuse box and electric heater,



ensuring comfort and convenience from the moment you step inside. The heart of this cozy abode is undoubtedly the inviting living room, featuring a picturesque cast iron fire complemented by a cozy surround, perfect for chilly evenings. Adding to its allure are the window seat and the modern touch of uPVC double glazing, infusing the space with warmth and natural light.



Adjacent lies the well-appointed kitchen, boasting a collection of sturdy wooden units offering ample storage, with convenient appliance spaces below. Equipped with an electric cooker and a fridge freezer, culinary endeavours are effortlessly facilitated, promising both functionality and practicality.





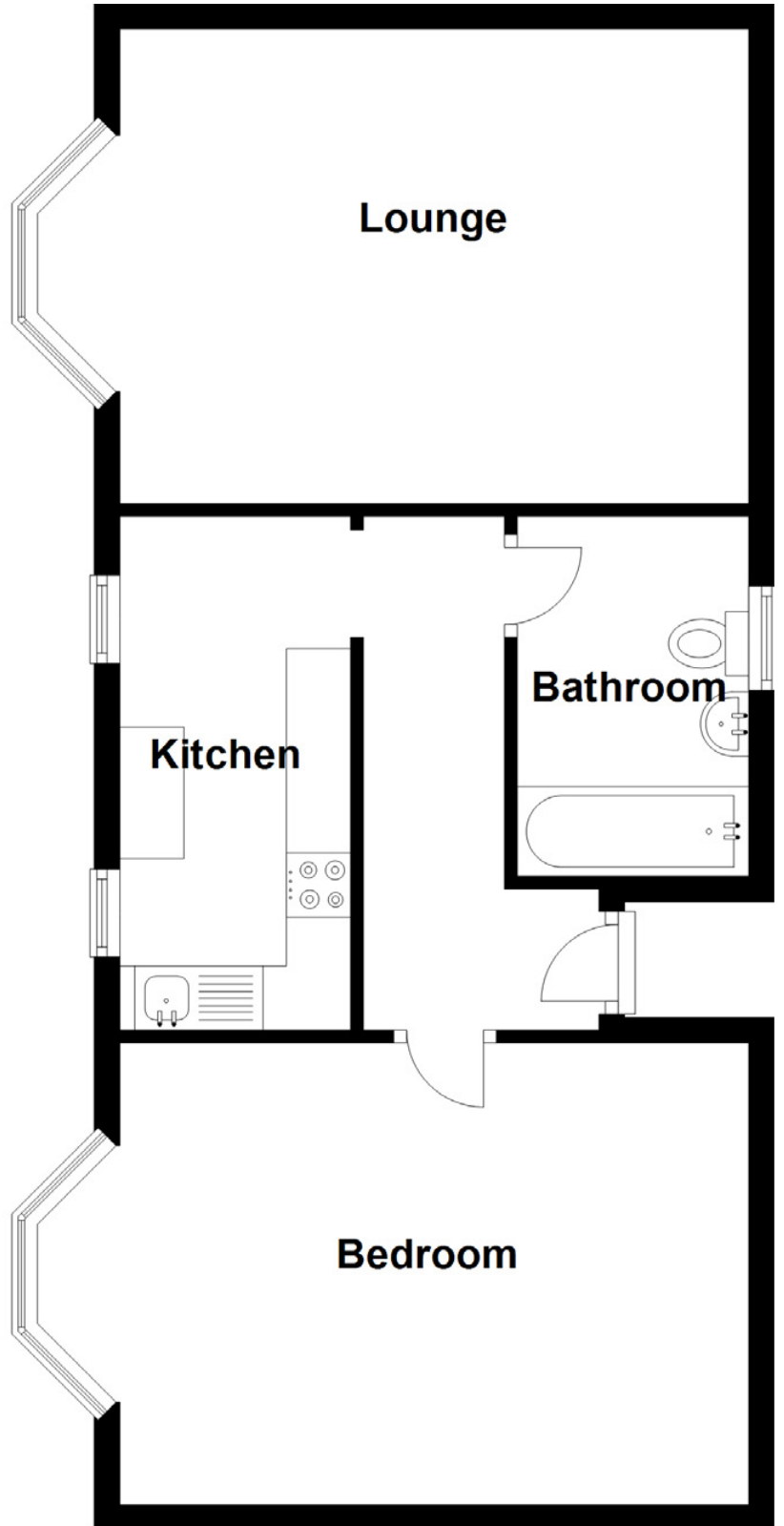
Venturing further, the original pistachio-finished bathroom exudes a unique charm, accentuated by wooden walls and a classic three-piece suite, complete with the added luxury of an electric shower. While retaining its nostalgic appeal, the space awaits personalized touches and modern upgrades to truly shine.





Retreating to the generously sized bedroom, residents are greeted by exposed wood flooring, enhancing the room's character and warmth. Accompanied by an electric heater for added comfort, as well as a coveted window seat, relaxation and rejuvenation are effortlessly achieved in this tranquil sanctuary.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.70m (12'2")
Kitchen	4.00m (13'2") x 1.80m (5'11")
Bedroom	4.90m (16'1") x 3.60m (11'10")
Bathroom	2.80m (9'2") x 1.80m (5'11")

Gross internal floor area (m²): 57m²

EPC Rating: F



Despite its undeniable charm, the property presents an opportunity for modernization throughout, with velux single glazed windows in the kitchen and bathroom hinting at the potential for enhancement. However, with a touch of tender loving care, this flat holds immense promise, making it an ideal investment opportunity for those with vision and foresight.

Parking is readily available on the street, ensuring convenience for residents and visitors alike. Whether you're seeking a cozy retreat to call home or an astute investment venture, this top-floor flat in Brechin beckons with its undeniable potential and prime location, promising a lifestyle of comfort, convenience, and opportunity.

The Property



Set within the heart of Angus in the North East of Scotland, the cathedral town of Brechin is situated on the banks of the south Esk River and once a city, its lovely cathedral stands central to the town boasting its classic 11th Century tower, a superb visitor attraction. Originally a Pictish area the history surrounding the town centre comes to life within the Pictavia Visitor Centre where fascinating historical stories unfold, all set within the park at Brechin Castle, which also incorporates a playpark and nature trail.

The Caledonian Railway is also an attraction, a steam locomotive that runs during peak summer times between the Victorian Brechin Station and the nearby Bridge of Dun on the outskirts of Montrose. The town has its own Scottish League Football team, namely Brechin City Football Club. Both primary and secondary schooling are available in the area and in the centre there are a range of diverse shopping opportunities and a public library. The area is set within easy reach of the neighbouring Angus towns of Forfar, Kirriemuir, Arbroath and Montrose and also within easy commuting distance of both Dundee and Aberdeen including airport and rail travel.

The Location



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