

4, Hillview, Brechin, Angus

**Fixed Price: £40,500**



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A ground floor flat, keenly priced to reflect the degree of modernisation required. The rooms are generous, there is great potential for improvement and there is a private garden area. The property may be of particular interest to investors as the current tenant has indicated that he may wish to stay.

### Description

A spacious ground floor flat with two double bedrooms, lounge, kitchen and bathroom. There is double glazing and electric heating. Externally there is a private garden. The property is currently tenanted and the existing tenant has indicated that they may be keen to stay in the property- so ideal for the buy-to-let investor. The property is in need of some refurbishment, which is reflected in the asking price. Please contact Your Move Montrose for further details. EPC Rating = Band F.

### Location

Brechin is situated just off the A90 dual carriageway and is ideal for those looking to commute to Dundee, Aberdeen or their respective airports. There is primary and secondary schooling and a range of amenities available.

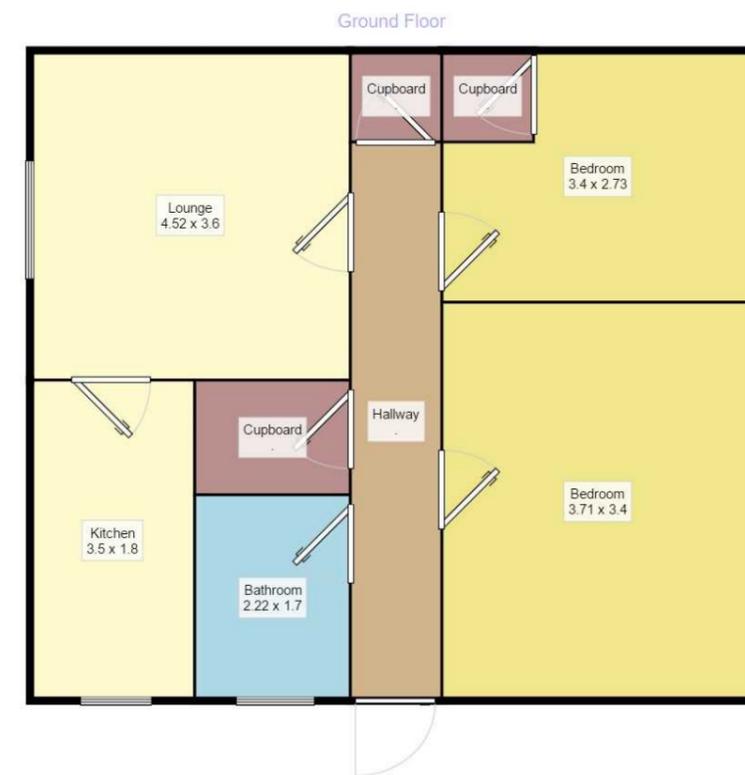
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All Measurements  
All Measurements are Approximate.

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.

For full EPC please contact the branch.



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