



## 2 bedroom, Flat for sale



### Emlakçı Bilgisi

İsim:	Springbok Properties Nationwide
Şirket Adı:	
Ülke:	United Kingdom
Experience since:	2014
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+44 (800) 068-4015
Languages:	English
Web sitesi:	<a href="https://www.springbokproperties.co.uk">https://www.springbokproperties.co.uk</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 99,727.55

### Konum

Ülke:	United Kingdom
Eyalet/Bölge/ Şehir:	Scotland
Şehir/İlçe:	Brechin
Adres:	Montrose Street
Posta kodu:	DD9 7DZ
Yayınlandı:	30.04.2025

### Açıklama:

The property has been INDEPENDENTLY VALUED at £75,000 by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor.

A top-floor flat with two double bedrooms, a separate dining room, and a rear garden. Viewing advised.

**\*\* HOME REPORT AVAILABLE BELOW TO DOWNLOAD\*\***

This top-floor flat is located in Brechin with close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. The area also offers excellent road and transport links for travel both locally and further afield.

The accommodation briefly comprises a welcoming entranceway, a spacious living room, a dining room, a fitted kitchen, two bedrooms and a family bathroom with a separate shower cubicle.

Externally, the property benefits from a rear garden.



This home is an excellent find. We anticipate a high amount of interest and as such we would recommend that any interested buyers inquire to arrange a viewing at the earliest convenience to ensure the opportunity is not missed.

We highly recommend early viewing as this property is priced relatively low and is likely to generate quite an interest.

Please call us now to book an appointment.

## Call Recording

Please note to ensure the highest level of customer service, all calls may be recorded and monitored for training and quality purposes.

## Disclaimer

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## TENURE

To be confirmed by the Vendor's Solicitors

## Note

The price given is a marketing price and not an indication of the property's market value. The vendor like any seller is looking to achieve the maximum price possible. Hence, by making an enquiry on this property, you recognise and understand that this property is strictly offers in excess of the marketing price provided.

## How to View this Property



Viewing is strictly by appointment please call us now for bookings.

AML REGULATIONS & PROOF OF FUNDING: Any proposed purchasers will be asked to provide identification and proof of funding before any offer is accepted. We would appreciate your co-operation with this to ensure there are no delays in agreeing the sale.

Energy Performance Certificate (EPC) graphs

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View EPC for this property

See full size version online

View EPC for this property

Additional Media:

Warning: A non-numeric value encountered in /home/spngprop/public\_html/includes/amazon\_s3/S3.php on line 864

\* View Home Report

Key features

- \* Council Tax Band A, Home Report Attached
- \* Traditional 2nd floor flat
- \* Flexible accomodation - 2 bedrooms, 2 reception rooms
- \* Modern fitted breakfasting kitchen
- \* Smart family bathroom
- \* Double glazing & gas central heating
- \* Flat gardens to the rear
- \* Excellent Views to the valley
- \* Landlord ready - rental approx £650-£750
- \* Walk-in condition

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Specializing in the delivery of real estate in some of the world's most sought-after locations, our firm has become a permanent fixture of the global property industry. Relying on our team of expert advisors, we're passionate in our pursuit of excellence - no matter its context or setting.

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

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