



38 Caledonian Road  
Brechin, DD9 6BQ

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## One bedroom second floor flat in a quiet residential area in Brechin

- Living room
- Bedroom
- Fully fitted kitchen
- Bathroom
- Large outside shelved storage cupboard
- Outside drying area

### Directions

What3words: ///thanks.apron.traded

### Description

38 Caledonian Road is a second floor flat in a quiet residential area of Brechin.

The property is accessed from a communal front door. From here stairs continue up to the second floor. A wooden door opens to a hallway with utility cupboard. The living room faces the front of the property. The fully fitted kitchen has tiled splashbacks, fitted wall and floor units, sink, gas hob, electric oven with extractor. There is space for a washing machine, fridge freezer and it is vented for a tumble dryer. The bathroom has wet walling, a bath with shower over, washbasin and WC. To the rear is a bedroom with fitted wardrobes. Outside the access door is a large storage cupboard. There is an outside drying area.

### Outside

The house has a drying green. There is ample parking.

### Services

Mains water, drainage and electricity. Gas fired central heating. Fully double glazed.

### EPC

The EPC rating is C.

### Council Tax

Angus Council tax band A.

### Rent

£450 pcm

### Deposit

£675

### Viewings

Strictly by appointment with Bell Ingram LLP, 01307 462516

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