



HARMONY HOMES
ESTATE AGENCY



81 Park Road, Brechin, DD9 7AP

Offers over £450,000





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Brechin, DD9 7AP

Nestled on Park Road in the charming town of Brechin, this exquisite detached house, built in 1908, offers a splendid blend of period features and modern comforts. Spanning an impressive 2,497 square feet, the property boasts five spacious bedrooms and two well-appointed bathrooms, making it an ideal family home.

As you enter, you are greeted by a grand entrance hallway adorned with original flooring, leading to two inviting reception rooms. The main sitting room features elegant French doors that look out into the beautifully landscaped wrap-around garden, while a wood log burner adds a touch of warmth and charm. The dining room, complete with an original fireplace, provides a perfect setting for family gatherings.

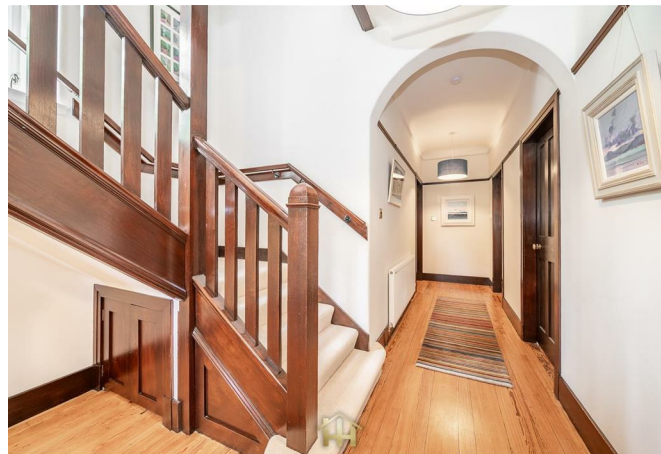
The heart of the home is the newly fitted John Lewis kitchen, equipped with an AGA and an American integrated fridge freezer, alongside an induction hob and fitted extractor. A convenient utility room, pantry, and w/c enhance the practicality of this delightful space.

The first level hosts a master bedroom with a walk-in wardrobe and an ensuite bathroom featuring both a separate shower and bath. Two additional bedrooms, one with an original fireplace, and a well-appointed bathroom with a shower complete this floor. Ascend to the second level, where you will find a versatile sitting room/bedroom, an office/multipurpose room, and a further double bedroom.

The property is beautifully presented and in immaculate move-in condition, with gorgeous views of the garden from every room. Outside, the walled garden offers a tranquil retreat, complemented by a detached garage with a storeroom and an outhouse/glasshouse. Additional features include an electric car charging point and an electric gate for added security.

Conveniently located just two miles from the A90, with Montrose, Dundee, and Aberdeen within easy reach, this home is perfect for those seeking a peaceful yet accessible lifestyle. Don't miss the opportunity to make this stunning property your own.

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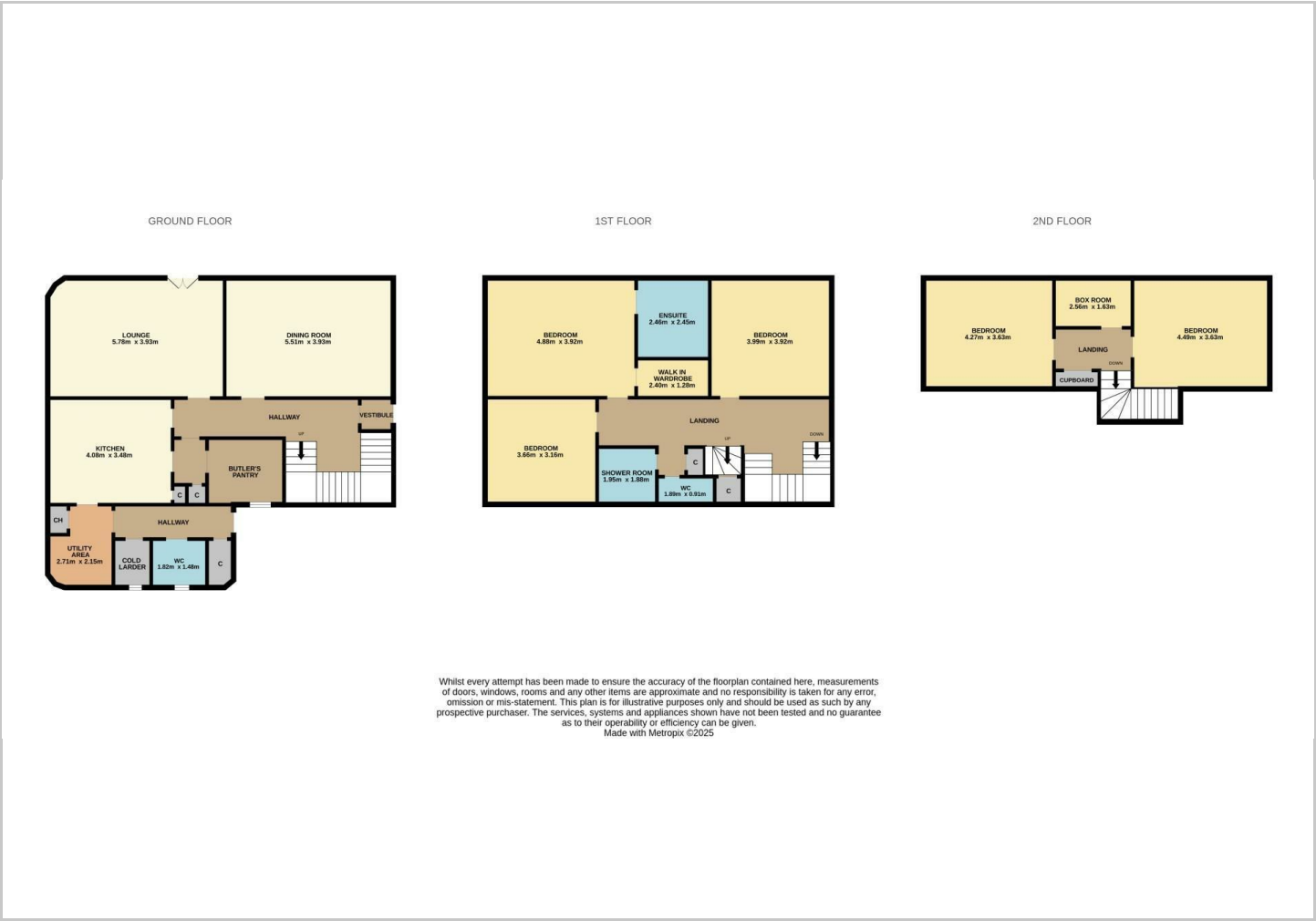


Directions

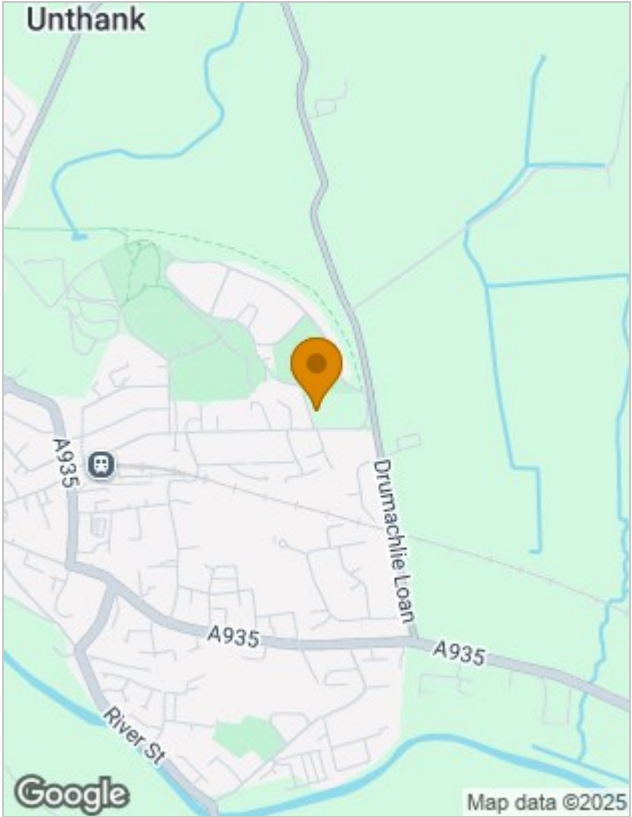




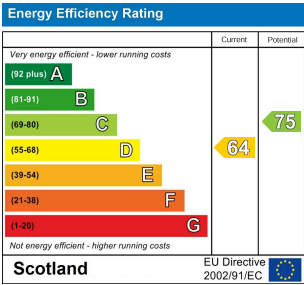
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.