

# 49G High Street

BRECHIN, ANGUS, DD9 6EZ



*BEAUTIFULLY REFURBISHED  
CATEGORY C LISTED APARTMENT*



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Behind the elegant façade of this handsome Category C Listed building lies an apartment that perfectly blends period character with contemporary style, creating a home that is as impressive as it is inviting. Beautifully presented throughout and offered in genuine walk-in condition, this exceptional second-floor apartment has been thoughtfully upgraded to create a stylish home that retains the charm of its Victorian origins while delivering the comfort and practicality expected by today's buyer.

Occupying an enviable position within the heart of historic Brechin, the property extends to approximately 94 square metres, offering generous proportions, abundant natural light and an exciting opportunity for future expansion into the substantial attic space, subject to any necessary consents.

Accessed via a well-maintained communal entrance, the apartment immediately impresses with its welcoming hallway, introducing a home where quality and attention to detail are evident throughout. The elegant lounge is flooded with natural light from its impressive triple-window formation, creating a wonderfully bright and relaxing living space with ample room for both comfortable seating and formal dining. High ceilings and period proportions combine to create an atmosphere of timeless elegance, while the tasteful décor ensures the property is ready to be enjoyed from day one.

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The contemporary kitchen has been designed with both style and functionality in mind. Finished with sleek cabinetry and generous work surfaces, it offers excellent storage together with a practical breakfast peninsula, making it the natural hub of the home for everything from busy weekday mornings to entertaining family and friends.





One of the home's most recent enhancements is the beautifully refurbished bathroom. Finished to an exceptional standard, it provides a luxurious retreat, complete with a contemporary suite, elegant finishes and quality fittings that perfectly complement the overall presentation of the property.





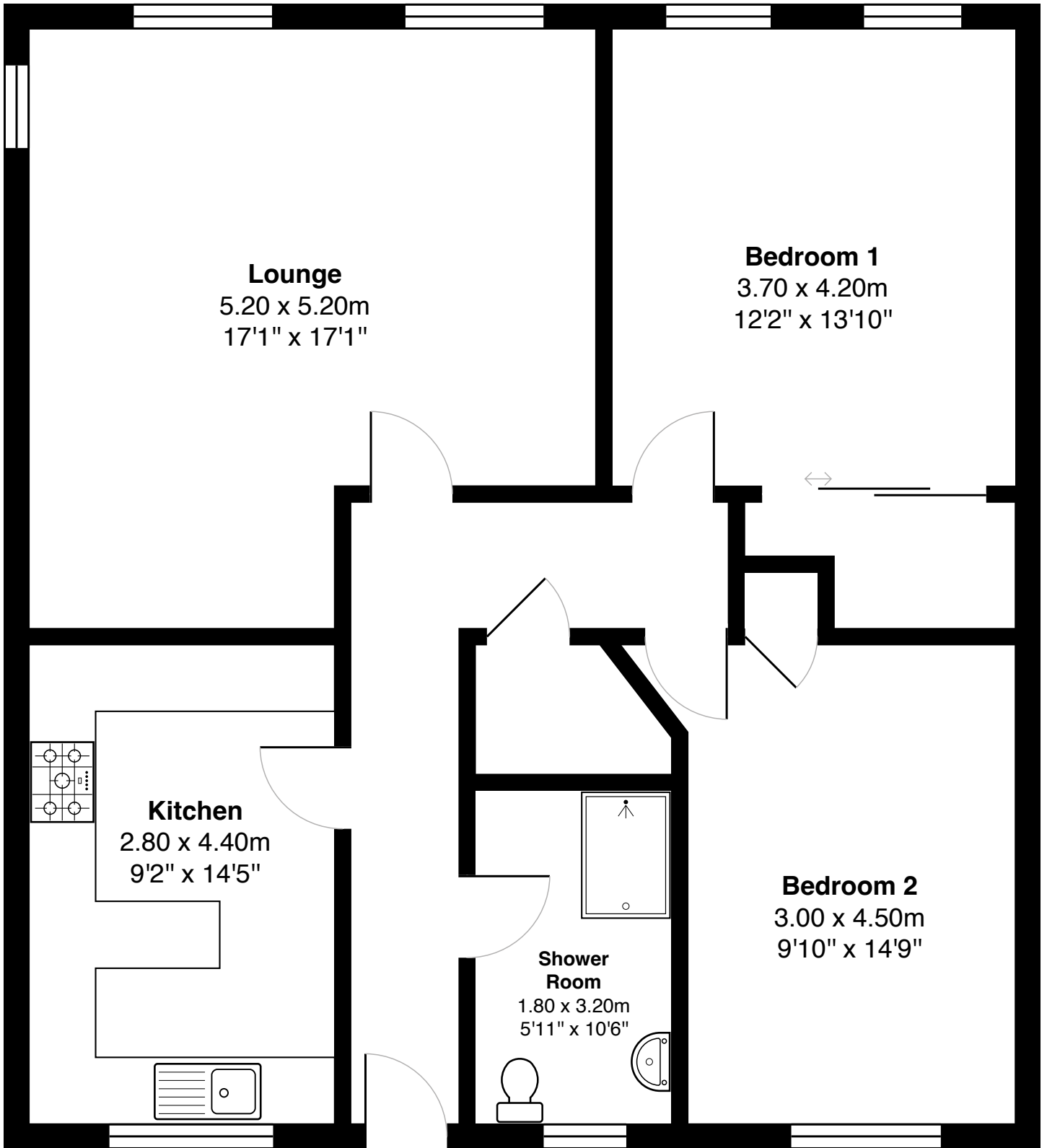
Both double bedrooms are generously proportioned, offering peaceful and comfortable accommodation with flexibility for guest rooms or home working where required.





**Bedroom 2**





Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>

EPC Rating: C



A particularly exciting feature of the property is the substantial attic room, accessed via a private staircase located within the property's exclusive entrance area. Once believed to have formed separate accommodation, this impressive space benefits from two front-facing windows and presents outstanding potential for future development into additional living accommodation, a home office, studio, games room or principal suite, subject to the necessary planning permissions and statutory consents.

Externally, the property enjoys the benefit of private garden ground to the rear, providing an attractive outdoor space to enjoy during the warmer months, while convenient parking is available nearby. Characterful apartments offering this level of presentation, generous accommodation and future potential rarely become available. Combining elegant period features with contemporary upgrades and genuine walk-in condition.



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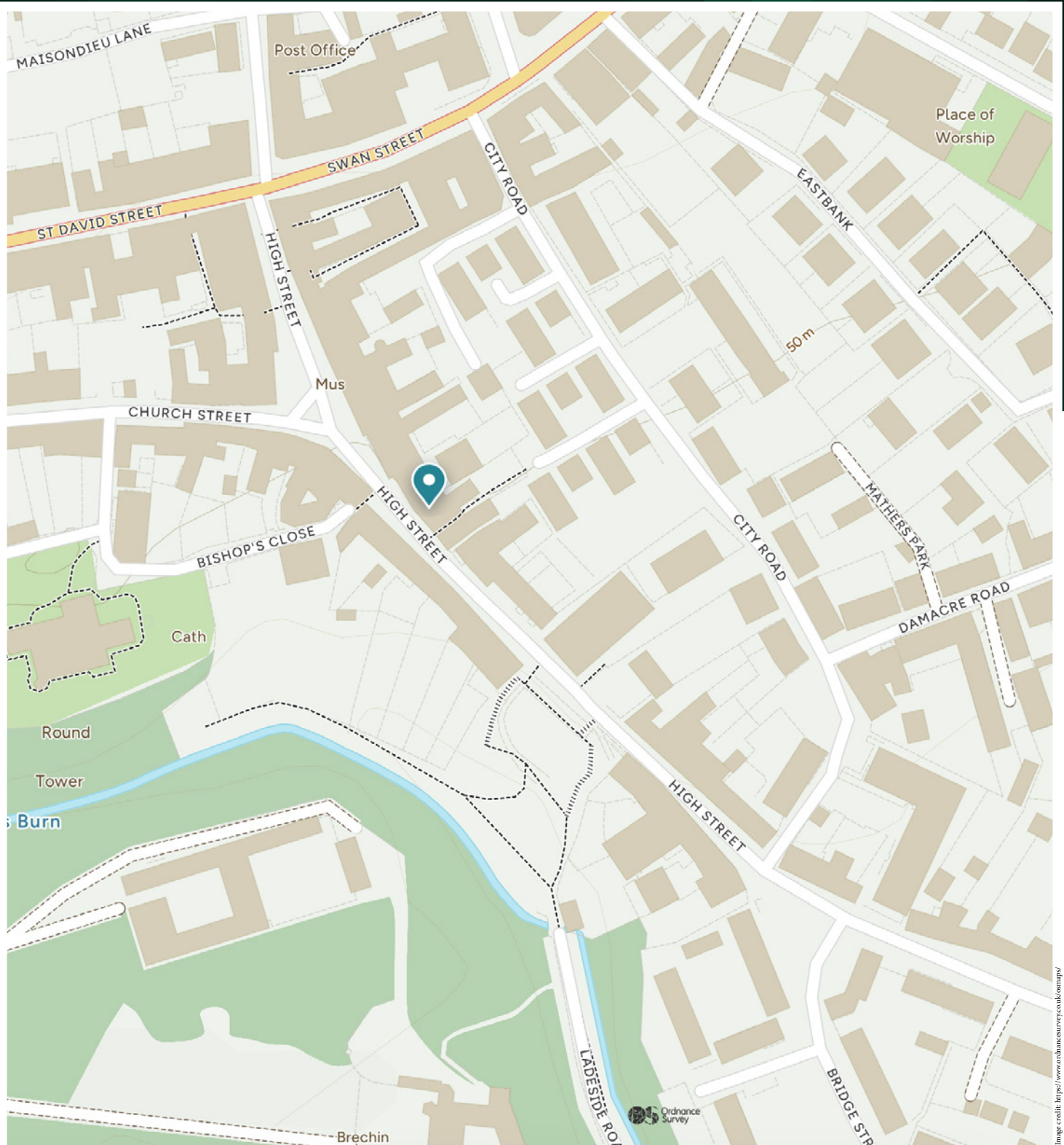
Nestled on the banks of the River South Esk, the historic cathedral city of Brechin is one of Angus's most characterful destinations, celebrated for its heritage, community, and connectivity. Its skyline is dominated by Brechin Cathedral and its 11th-century round tower, one of only two remaining in Scotland. The town's past is vividly brought to life at Pictavia, while the Caledonian Railway offers nostalgic steam journeys through the Angus countryside.

Brechin provides a strong range of amenities, including independent shops, cafés, supermarkets, healthcare facilities, leisure venues, and well-regarded schools. Outdoor enthusiasts enjoy scenic riverside walks, parks, and countryside within easy reach. Ideally positioned for commuters, the town offers excellent road links to Dundee, Aberdeen, Montrose, Forfar, Arbroath, and Kirriemuir, making it an attractive base for those seeking historic charm alongside access to major employment centres.

With an exceptional blend of history, community, and convenience, Brechin continues to appeal to buyers seeking a distinctive place to call home.

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## The Location



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