



Exceptional detached period home in Brechin offering four double bedrooms, elegant reception rooms, open plan family space, study, sauna, games room and extensive gardens



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McEwan Fraser Legal is pleased to present this charming home in one of Brechin's most sought-after locations. This distinguished period property offers a perfect mix of scale, elegance, and modern comfort, right in the heart of the town. It's a landmark residence that blends classic character with contemporary family living, and homes of this quality, with such presence and thoughtful updates, are a rare find in established Brechin addresses.

6 Argyll Street is a spacious detached period home from around 1920, carefully extended and beautifully maintained to offer about 249 square metres of living space, combining generous proportions with great versatility. It's a home meant to be enjoyed as much as admired. The striking façade sets the scene, with its classic lines and period touches creating a welcoming first impression. Inside, the airy rooms, easy flow, and high standard of finish show the care given over the years. It's a rare find for those wanting genuine character paired with modern comfort.

THE LOUNGE



The ground floor offers a sequence of beautifully connected spaces, supporting both formal entertaining and relaxed family life. The entrance hall provides a welcoming introduction, leading to a refined lounge where a gas fire forms a focal point, and a separate sitting room offering further flexibility.

THE SITTING ROOM



THE KITCHEN /DINING/FAMILY ROOM



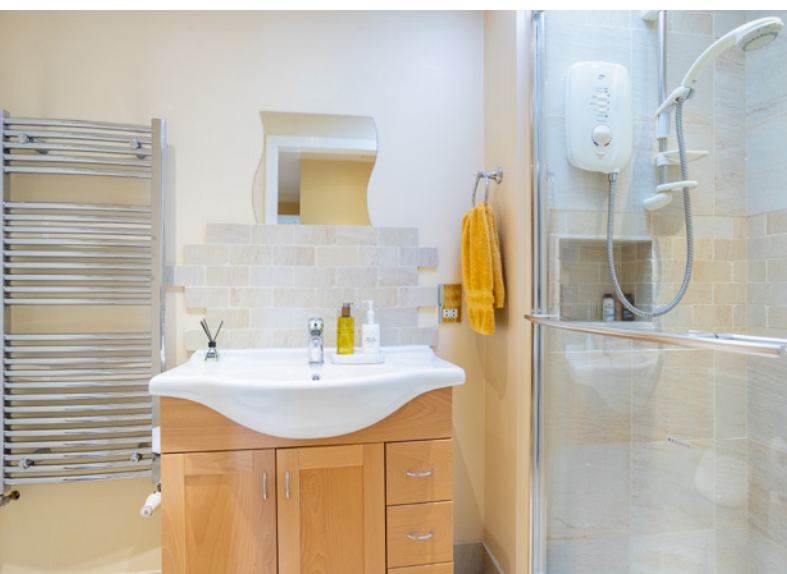
To the rear, the home opens into an impressive open-plan dining and family room, enhanced by underfloor heating and designed to function as the central hub of the house. This space connects seamlessly to the kitchen, creating a layout that supports modern living while respecting the home's character. The kitchen is well-appointed and practical, with a range cooker, waste disposal unit and an instant boiling water tap.





The study offers a dedicated workspace, while the ground-floor shower room adds convenience, complemented by a spacious utility room. A substantial games room or workshop, formed from a former garage, offers exceptional flexibility and could be reinstated as a garage if required.

THE STUDY, SHOWER ROOM & UTILITY





The first floor keeps the spacious feel going, with four double bedrooms designed to fit a range of needs. The main bedroom comes with its own en-suite shower room for added privacy and comfort. One of the other doubles even has a sauna, adding a unique touch you don't often see in similar homes. Two more double bedrooms and a family bathroom round out the space, offering plenty of flexibility for family life, guests, or even a home office.

THE BATHROOM



BEDROOM 1



The main bedroom comes with its own en-suite shower room for added privacy and comfort



BEDROOM 2



BEDROOM 3 & SAUNA



a sauna, adding a unique touch you don't often see in similar homes



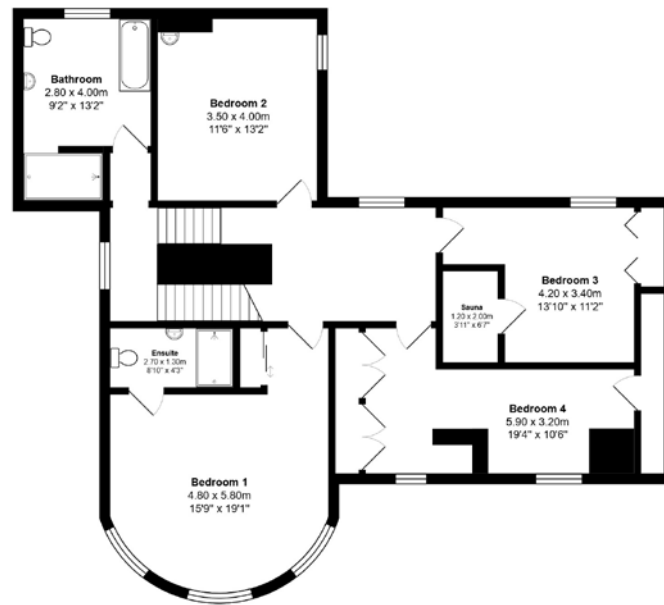
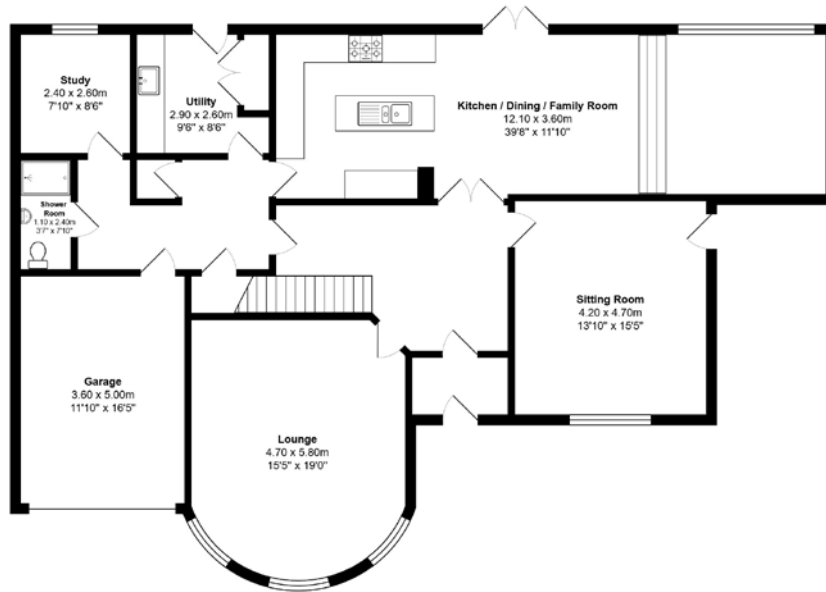
The external grounds are as considered as the interior, with gardens extending to the front, side and rear, defined by a combination of hedging, stone walling and railings. A driveway to the front provides off-street parking, while to the rear, a kennel complex and external store offer further utility for a range of uses. Photovoltaic panels have been installed on the roof, contributing to the property's electricity supply and benefiting from a feed-in tariff, an increasingly relevant feature for cost-conscious buyers. Gas-fired central heating serves the home, supplemented by underfloor heating in key areas, supporting both comfort and efficiency.

Substantial period homes of this quality, scale and condition are rarely available within Brechin. This is a property that will appeal to buyers seeking something genuinely distinctive.

EXTERNALS

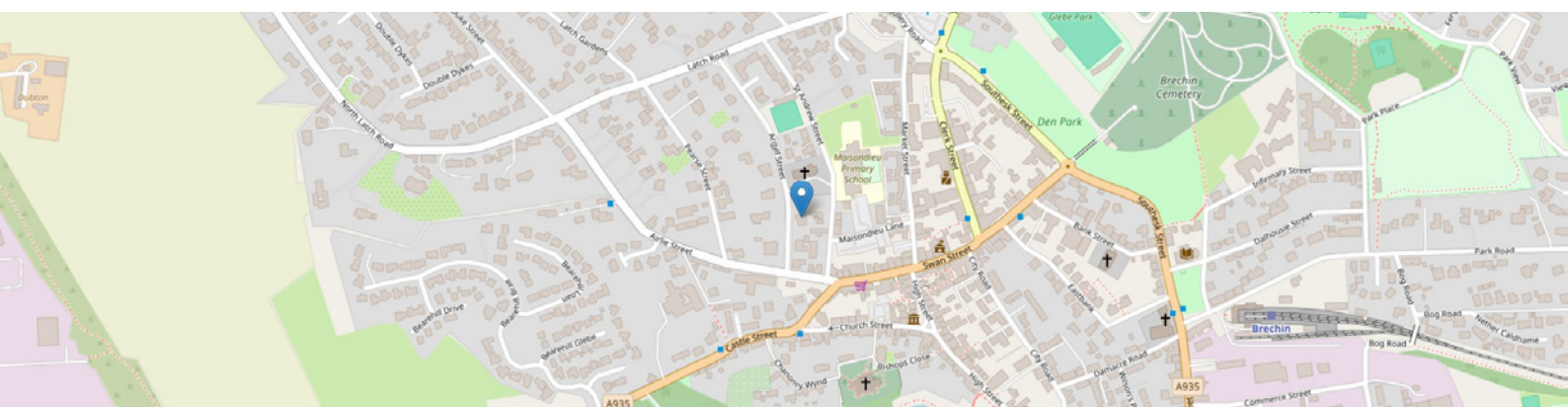


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 249m² | EPC Rating: C



THE LOCATION

Situated on Argyll Street within Brechin, the property enjoys a central position within an established residential area characterised by a mix of traditional and modern homes.





Brechin town centre is within easy reach, offering a range of supermarkets, independent retailers, cafés and essential services. The area is served by Brechin High School, along with local primary schooling options. For wider travel, the A90 provides direct connectivity to Dundee and Aberdeen, supporting commuting and regional access.

The surrounding Angus countryside and nearby coastline offer a range of leisure opportunities, contributing to the area's continued appeal.



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