



HARMONY HOMES
ESTATE AGENCY



26 Airlie Street, Brechin, DD9 6JX

Offers over £525,000



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26 Airlie Street

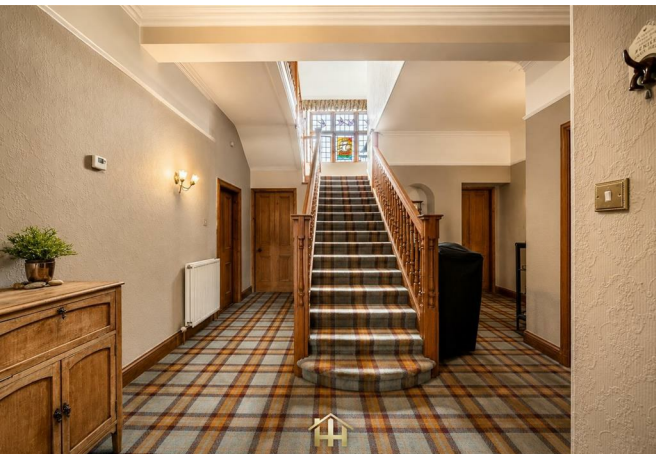
Brechin, DD9 6JX

Nestled on Airlie Street in Brechin, this stunning traditional stone-built villa, constructed in 1866, presents a remarkable opportunity for those seeking a spacious and characterful family home. Spanning an impressive 3,810 square feet, the property is set within extensive grounds, featuring a large front garden and a long private driveway that enhances its appeal and privacy.

Upon entering, one is greeted by three generous reception rooms, thoughtfully arranged to include a welcoming living room with a working open fire, a formal dining room, and a versatile games room or home office. The ground floor also boasts a convenient bathroom and a recently fitted large kitchen and dining area, which serves as the heart of the home. This delightful space is equipped with an impressive AGA range cooker and ample room for family gatherings and entertaining. A separate utility room, with patio doors leading to the expansive rear garden, adds to the practicality of this level.

A beautiful staircase, adorned with a stunning stained-glass window, leads to the first split-level accommodation. Here, a separate wing features a spacious bedroom with an en-suite bathroom, alongside a smaller room that can serve as a single bedroom, home study, dressing room, or walk-in wardrobe, complete with its own en-suite facilities. Ascending further, the next level reveals three exceptionally spacious bedrooms, two of which benefit from en-suite shower rooms, while a separate family bathroom caters to the remaining accommodation.

The outdoor space is equally impressive, with a substantial rear garden perfect for outdoor entertaining, children's play, gardening, or simply enjoying the tranquil surroundings. With its wealth of traditional character, impressive room proportions, multiple en-suite facilities, and generous gardens, this exceptional villa offers a rare chance to acquire a versatile family home that beautifully blends historic charm with modern living.





Directions





Floor Plans

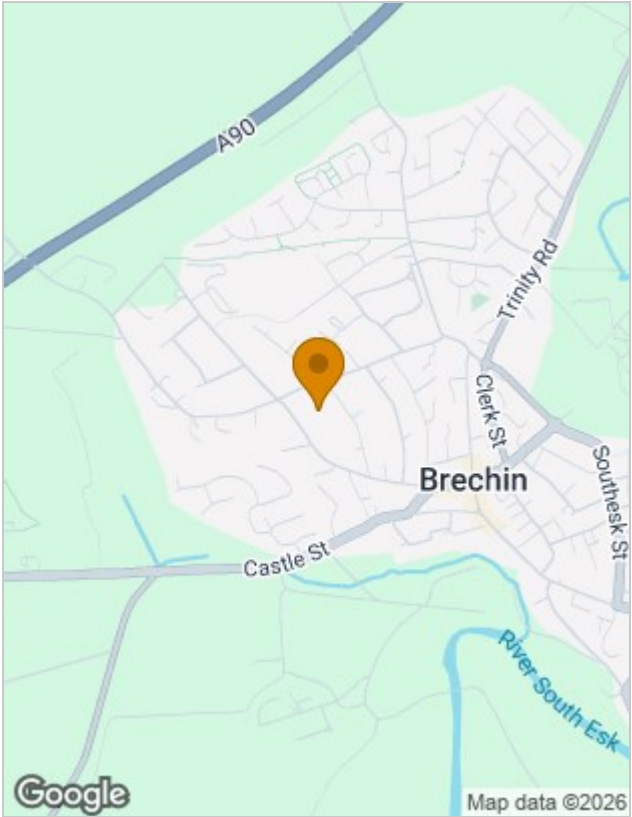


Viewing

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.

Location Map



Energy Performance Graph

