

6 Latch Road

BRECHIN, DD9 6JE



This charming 1890s first-floor home offers two bedrooms, spacious living accommodation, a modern kitchen, shower room and private garden ground



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McEwan Fraser Legal is delighted to present this characterful period home with its own garden and a wonderful sense of space. Some homes immediately feel different. Set within a handsome building dating from around 1890, this charming self-contained first-floor flat combines period character, generous proportions and the considerable benefit of private garden ground, creating a home with genuine individuality and appeal.

Thoughtfully arranged over approximately 80 square metres, the property offers surprisingly spacious accommodation and would make an excellent first home, downsizing opportunity, investment or comfortable base for those looking to enjoy everything Brechin and the surrounding Angus countryside have to offer. Accessed via its own entrance stairwell, the property feels reassuringly independent from the moment you arrive. The first-floor hallway provides access to all of the accommodation and sets the tone for a home that is practical, comfortable and easy to live in.

THE LOUNGE



The living room is a welcoming and generously proportioned space, with a gas fire providing a cosy focal point and creating the perfect setting for relaxing at the end of the day. Large windows allow natural light to fill the room, while the proportions offer plenty of flexibility for both comfortable seating and occasional dining.

THE KITCHEN



The kitchen is bright and practical, fitted with a modern range of wall and base units incorporating an integrated hob and oven. There is ample workspace for everyday cooking, with the layout making excellent use of the available space.





Two well-sized double bedrooms provide comfortable accommodation, with the flexibility to create a peaceful principal bedroom alongside a guest room, home office or dressing room as required. A modern shower room completes the accommodation, fitted with a contemporary suite and WC.

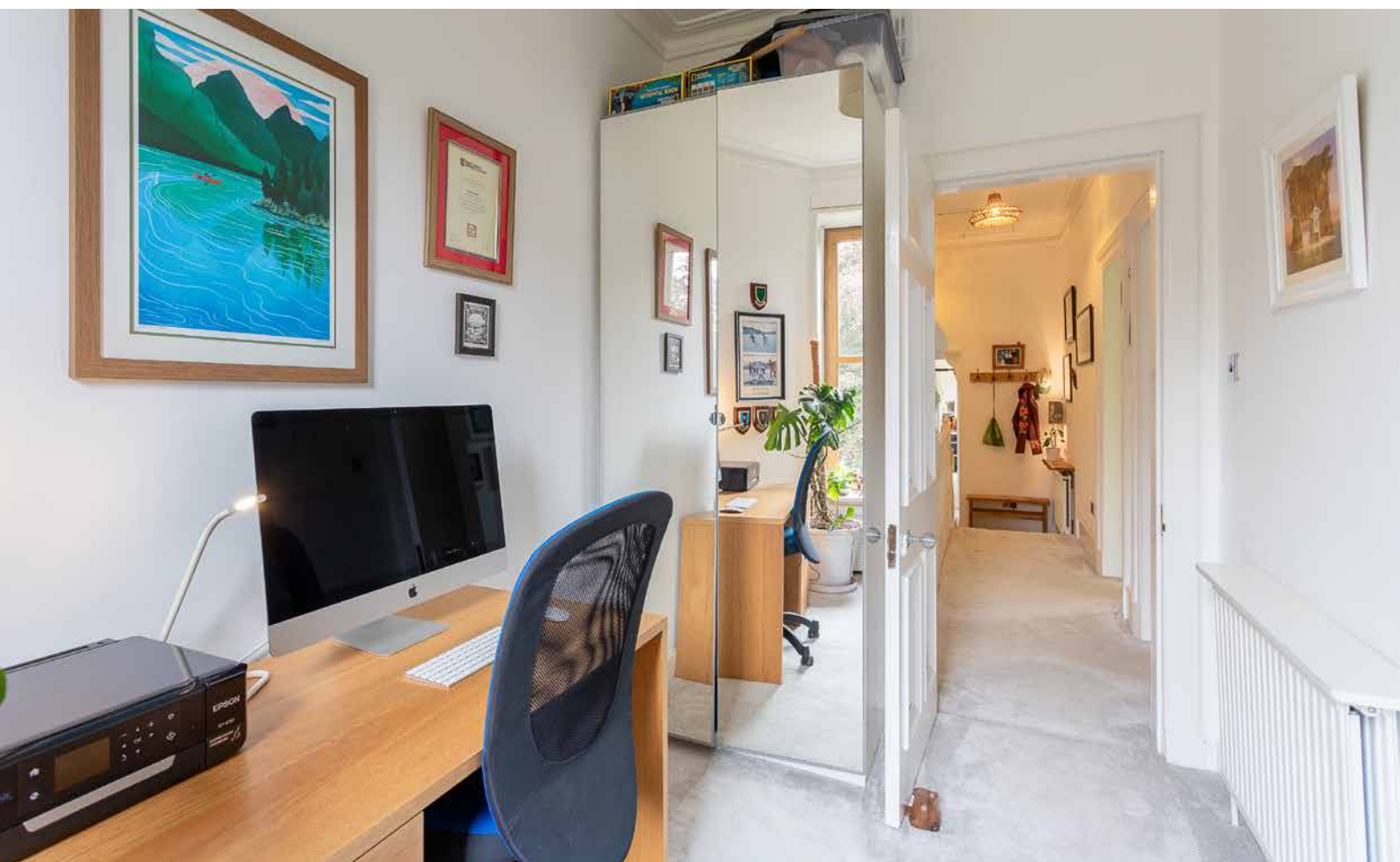
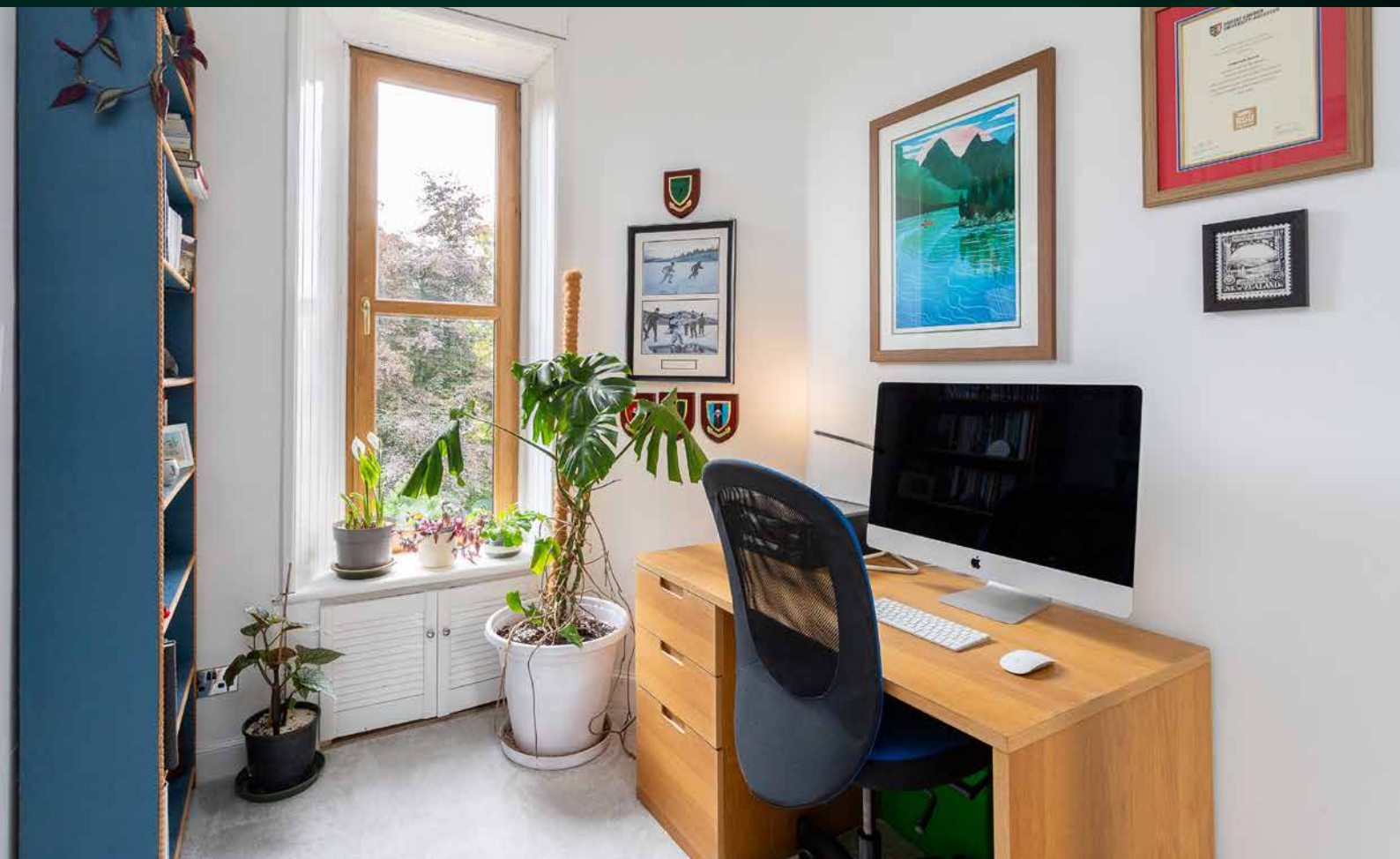
THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



One of the property's most appealing features is found outside. The home benefits from private garden ground to the front, predominantly laid to lawn and enhanced by mature trees and established planting. It is a surprisingly tranquil space, ideal for morning coffee, summer entertaining, gardening or simply enjoying a little outdoor privacy. A timber garden shed provides useful additional storage, while the shared rear garden and access pathway are predominantly enclosed by attractive stone walling, adding further character to the setting.

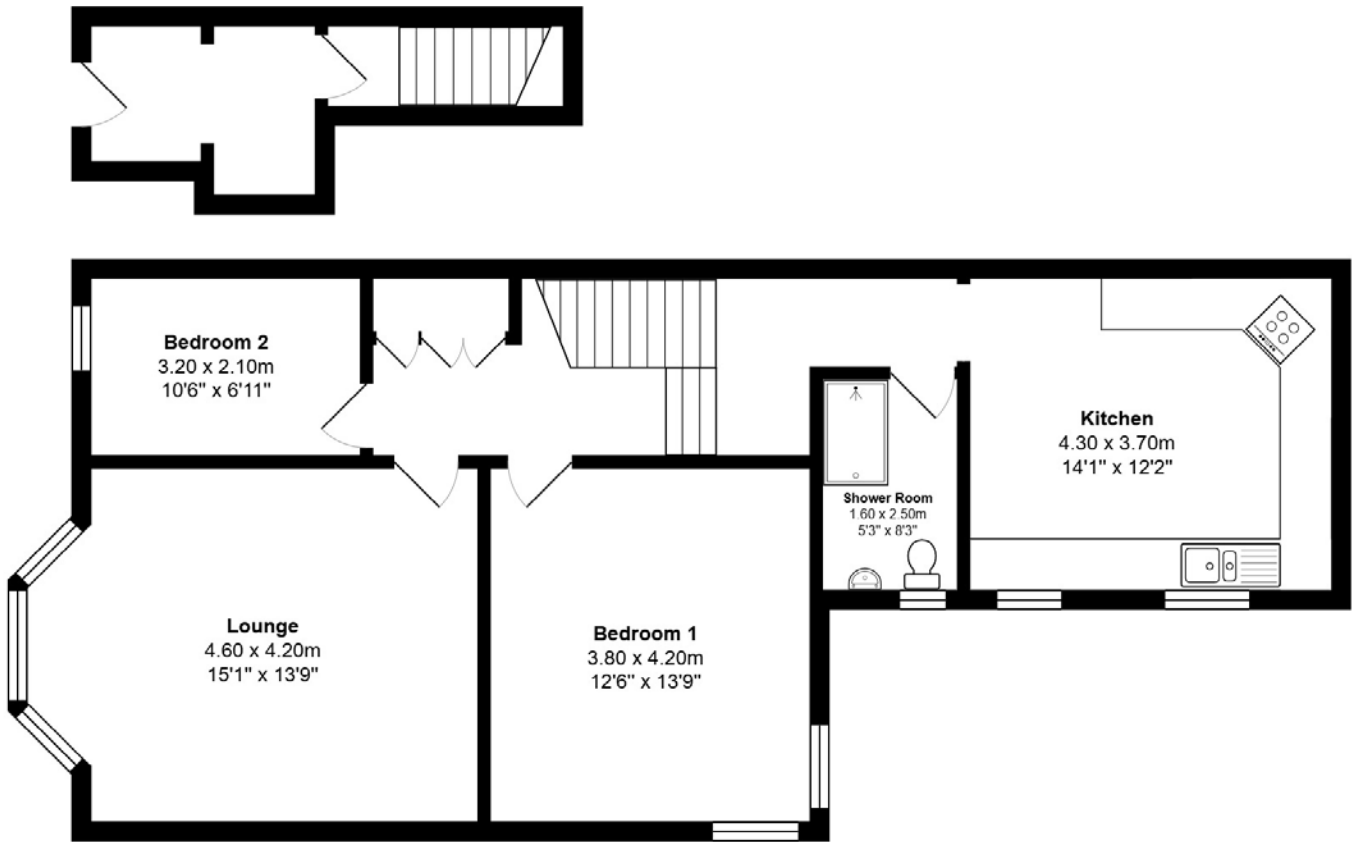
The combination of a period building, generous accommodation, modern conveniences and private garden space makes this a particularly appealing home. It offers the independence and proportions of a house while retaining the practicality and affordability associated with apartment living.

There is something refreshingly uncomplicated about this property. It is comfortable, spacious and full of character, with enough flexibility to make it your own. For buyers searching for a home with a little more personality than the ordinary, this home deserves a closer look.

EXTERNALS

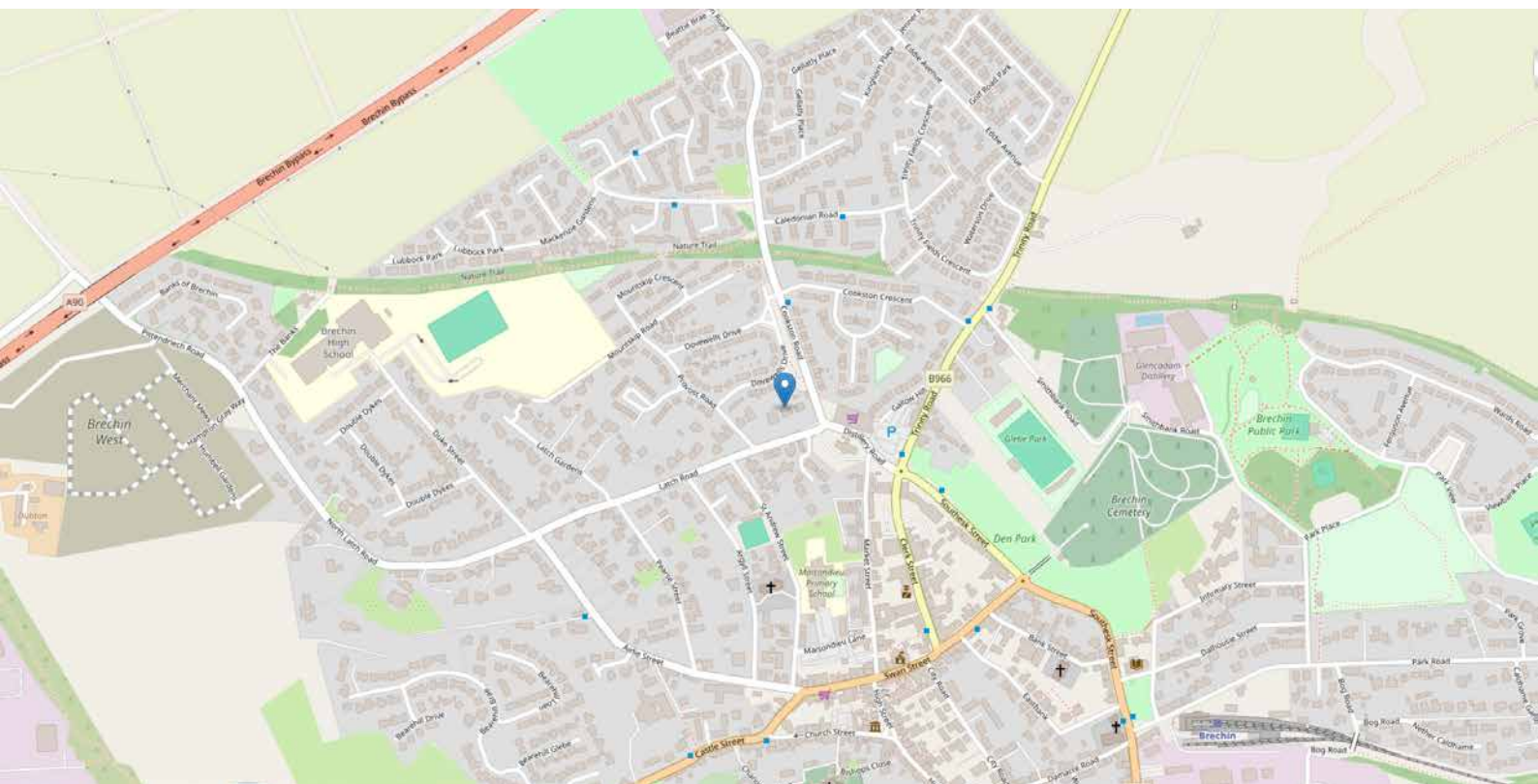


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 80m² | EPC Rating: C



THE LOCATION

Brechin is a town with a character all of its own. Set beside the River South Esk and surrounded by the rolling countryside of Angus, it combines a fascinating history with the practical advantages of an established community. At the heart of the town stands the remarkable Brechin Cathedral, with its distinctive medieval round tower providing one of the area's most recognisable landmarks. The town's historic character is complemented by a good range of everyday amenities, including shops, cafés, local services, healthcare facilities and schooling.





For those who enjoy getting outdoors, the surrounding Angus countryside provides an exceptional backdrop for walking, cycling and exploring. The nearby River South Esk, woodland and open farmland create a landscape that changes beautifully with the seasons. Brechin also benefits from its position between Dundee and Aberdeen, with the wider Angus towns of Montrose, Forfar and Arbroath within easy reach. Road connections provide convenient access to the A90, making the area particularly attractive to commuters who want to combine accessibility with a more relaxed pace of life.

There is a strong sense of community here, with the town's historic streets, local organisations and independent businesses contributing to its distinctive identity. Add the surrounding countryside, excellent local amenities and the wealth of heritage on the doorstep, and Brechin offers a lifestyle that is increasingly difficult to find elsewhere. For those who appreciate character, community and value, Brechin remains one of Angus's most interesting places to call home.



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