HARMONY HOMES
ESTATE AGENCY



71 Park Road, Brechin, DD9 7AP

Offers over £350,000

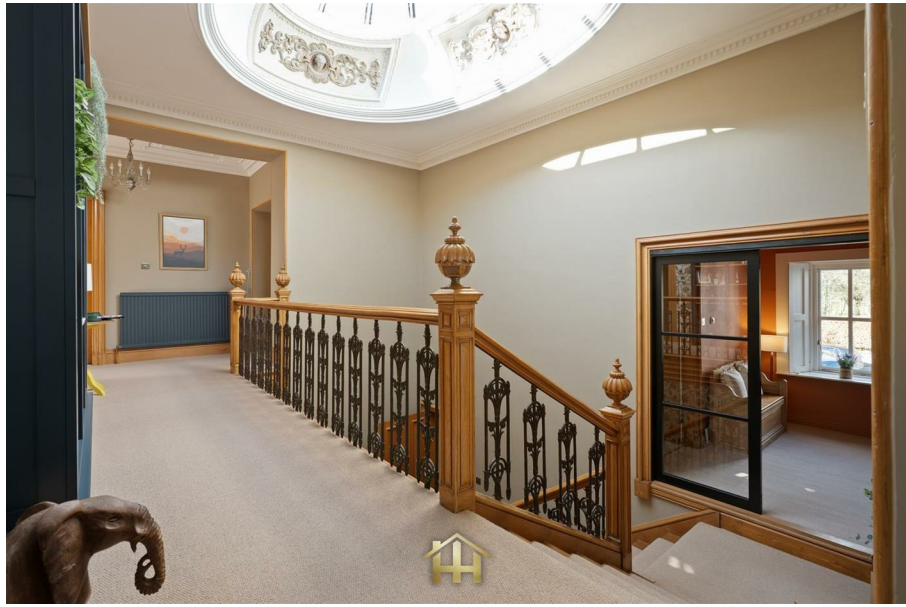
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71 Park Road

Brechin, DD9 7AP

Offers over £350,000



- CHAIN FREE
- Approx. 2,583 sq ft / 240 sq m of accommodation
- 4 large double bedrooms
- 2 generous reception rooms
- EPC-C
- Prestigious Park Road location with good links towards Dundee and Aberdeen
- Own private entrance, driveway, garden and courtyard – nothing shared
- Principal bedroom wing with private bathroom, dressing room and study
- Large family dining kitchen with central island
- Ready to move in to

Occupying the entire upper level of an impressive Victorian villa on prestigious Park Road, this substantial four-bedroom family home offers 2,583 sq ft of accommodation and is chain free, EPC C and ready to move into.

The property has its own private entrance, driveway, garden and courtyard, with no shared external areas.

Built in 1868, the home combines generous Victorian proportions and original character with a modern finish. A spacious central hallway features the restored staircase and striking cupola skylight, bringing natural light into the heart of the property.

The large family dining kitchen is around three years old and includes integrated appliances, double oven and a central island with storage and power.

There are two generous reception rooms with large original windows. One has a wood-burning stove, while the second works well as a family room, snug, home office or entertaining space.

All four bedrooms are large doubles. The principal bedroom occupies its own private wing and includes a study, dressing room/walk-in wardrobe and en-suite bathroom with underfloor heating, freestanding bath, double vanity and separate spa-jet shower.

The family bathroom also includes a freestanding bath and separate shower.





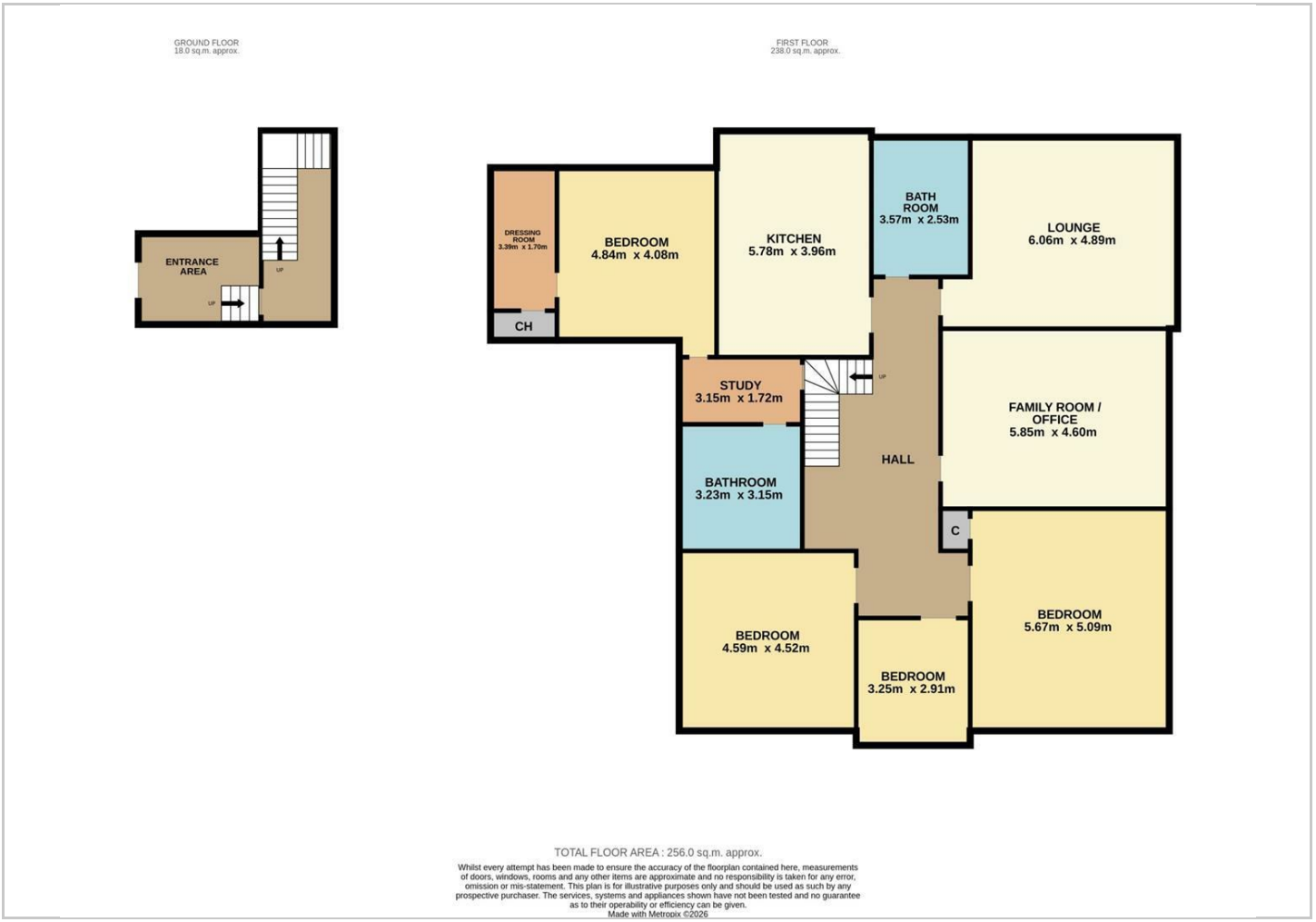


Directions

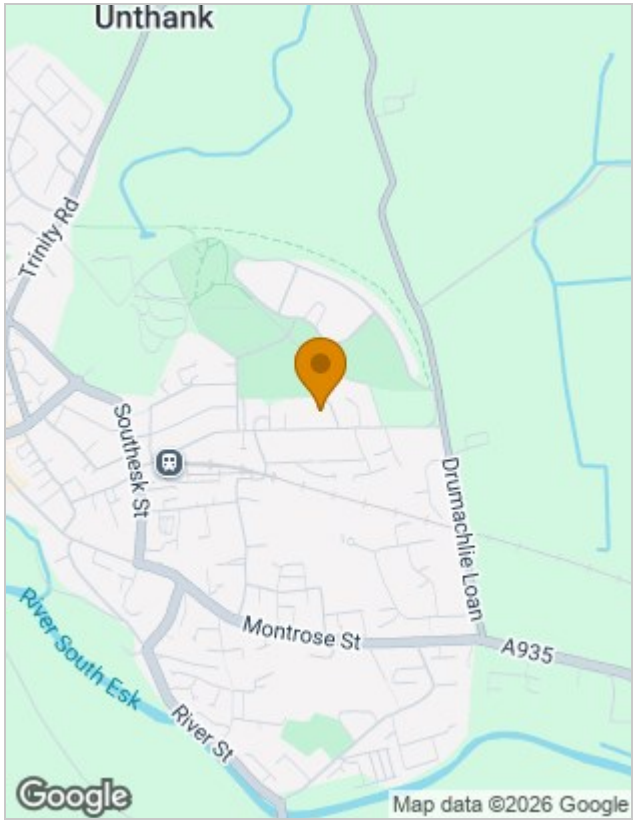




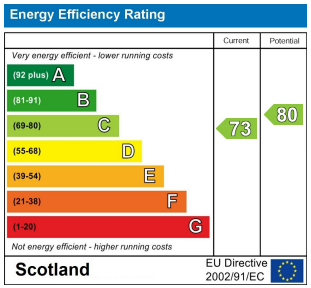
Floor Plans



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.

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