

Simple Approach



**8 Provost Road, Brechin
DD9 6DA**

Offers over £98,950

Situated on the sought-after Provost Road, Brechin, this well-positioned semi-detached house offers bright and spacious and comfortable accommodation, providing an excellent opportunity for buyers looking to create their ideal home. The property is in good overall condition but would benefit from some modernisation, allowing the new owner to add their own style and personal touches. The accommodation comprises a bright and welcoming lounge with an open-plan dining area, a good-sized kitchen, two generous bedrooms and a bathroom. Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys private garden grounds to both the front and rear, providing useful outdoor space and adding to the appeal of this lovely home. With its generous accommodation, desirable location and scope for modernisation, this property would make an excellent choice for a range of buyers.

Lounge

14'3" x 12'0" (4.36 x 3.67)

Dining Area

8'2" x 9'0" (2.50 x 2.75)

Kitchen

9'3" x 7'11" (2.84 x 2.42)

Bathroom

6'3" x 5'6" (1.91 x 1.69)

Bedroom One

9'9" x 14'3" (2.99 x 4.36)

Bedroom Two

11'0" x 11'0" (3.36 x 3.36)

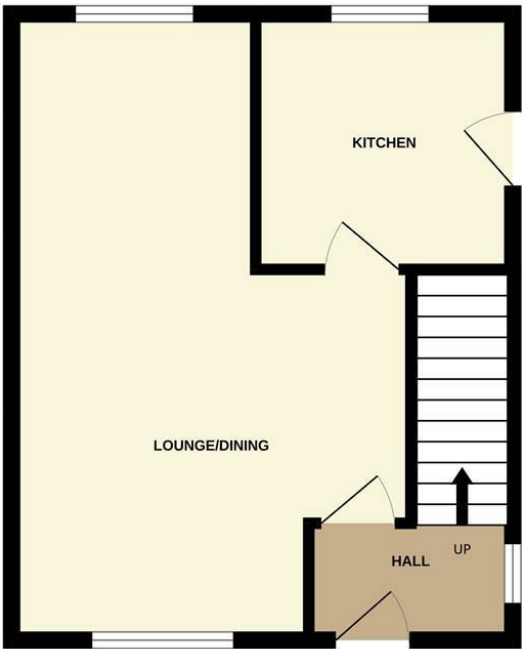




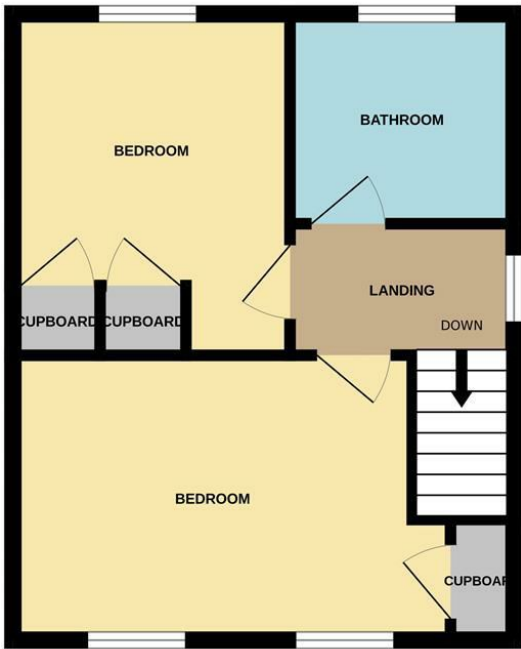
- Semi Detached House
- Open Plan Dining Area
- Double Glazing
- Two Generous Bedrooms
- Good Sized Kitchen
- Private Garden To Front & Rear
- Bright & Spacious Lounge
- Gas Central Heating



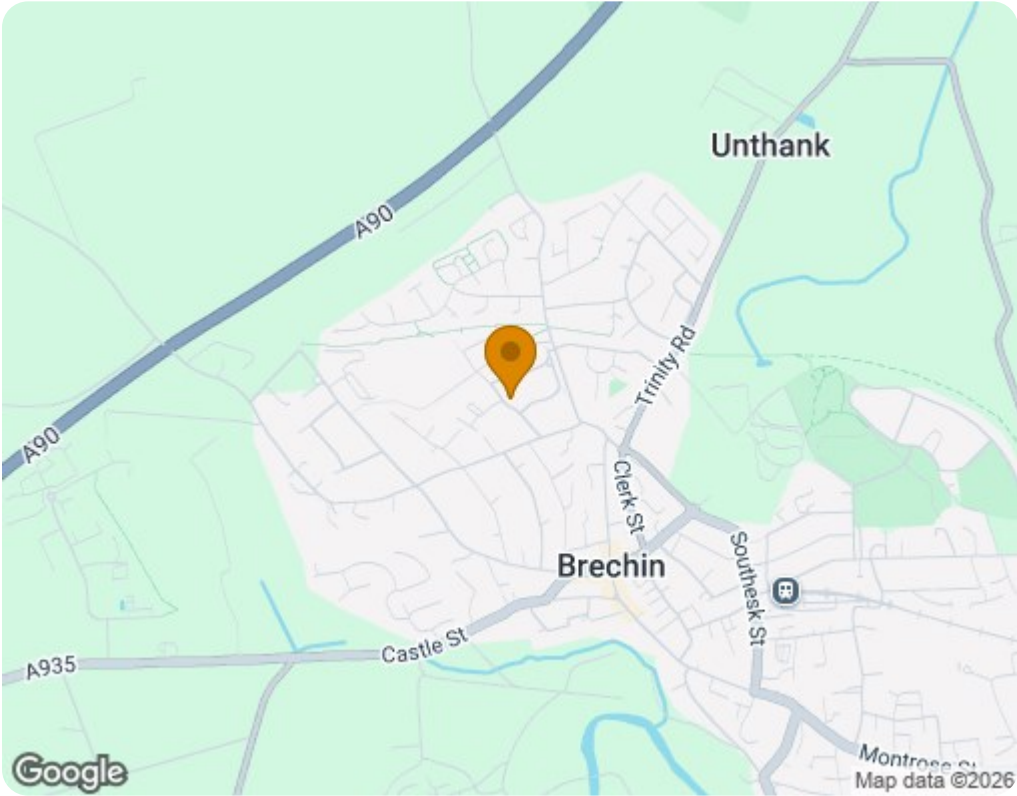
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		