

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



**20a Church Street Edzell DD9 7TQ**

- **End Terraced Refurbished Cottage**
- **Vestibule & Reception Hallway**
- **Lounge/Dining Room**
- **Modern Kitchen & Dining Area**
- **Shower Room & Bathroom**
- **3 Bedrooms**
- **Gas CH & DG with French Doors**

**FIXED PRICE £159,500**

This traditional stone built end terraced cottage is located in a prime position within the sought after Angus Village of Edzell and enjoys roof top views from the upper floor towards Glen Lethnot. Edzell boasts a wide range of amenities including shops, hotels, primary school and golf course. Glen Esk and Glen Lethnot, two of the most unspoilt of the Angus Glens are only a short drive away. The Dundee Aberdeen A90 dual carriageway is within comfortable distance and connects to major routes north and south.

This particular property has been modernised and refurbished by a local property developer and contractor and has been finished to the usual high standard. Features include, double glazing with French doors in dining Room, gas central heating with combi boiler, luxury kitchen with integral appliances, modern shower room at ground floor level and family bathroom on the upper floor. Externally there is a garden courtyard to rear with off street parking. Viewing of this home is highly recommended.

**Entrance Vestibule:** Wood and double glazed exterior door. Terracotta tiles. Door to useful storage cupboard housing the Worcester Bosch combi boiler. Fuse box. Gas Meter. Wood and split pane bevelled glass door into hallway.

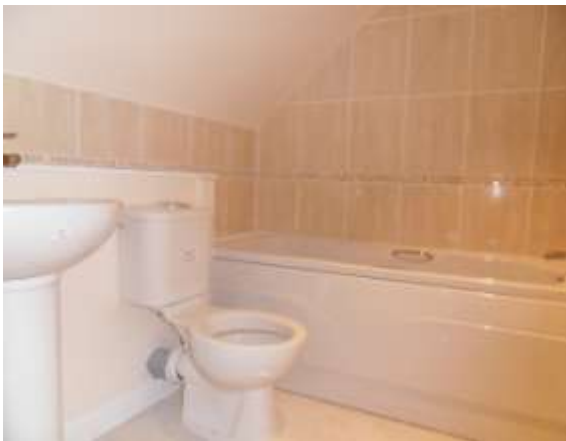
**Reception Hallway:** Bright and spacious hallway. Staircase to upper floor accommodation with wooden balustrade. Under stair recess.



**Shower Room:** 5'10 x 7'8 approx. Modern contemporary 3 piece white suite comprising WC, wash hand basin and large shower cubicle with Mira shower. Part tiled. Inset halogen downlighters. Double glazed frosted window to side.



- Kitchen/Dining:** Two clearly defined areas. Dining area 15'3 x 7'11 at widest. Double glazed French Doors to rear. Open plan to kitchen area. Kitchen: 11'5 x 7'11 approx. Modern quality units with integral electric oven, 4 ring gas hob, extractor, washing machine, fridge and freezer. Tiling to splashback. 1.5 stainless steel sink and drainer. Double glazed window to side. Inset halogen downlighters.
- Lounge/Dining:** 18'1 x 13'1 approx. An excellent sized public room having two double glazed windows to front both with display shelves. Further double glazed window to side with display shelf. 2 TV points. Telephone point.
- Upper Floor:** Upper landing has wooden balustrade. Inset halogen downlighters. Useful storage cupboard.
- Bedroom 1:** 13'8 x 13'4 approx. Spacious double bedroom with double glazed windows to side. 2 storage cupboards with shelving and hanging rail. TV Point. Tel Point. Inset halogen downlighters.
- Bedroom 2:** 9'11 x 11'2 at widest approx. Double bedroom with double glazed window to front with roof top views. Further Double glazed window to side.
- Bedroom 3:** 9'7 x 8 approx. Can be used as single bedroom or study. Double glazed window to front. Tel. Point.
- Bathroom:** 6'7 x 5'9 approx. Modern 3 piece white suite comprising, WC, wash hand basin and bath. Shower over bath. Part tiled. Inset halogen downlighters and extractor.



- Outside:** Rear courtyard garden laid out for ease of maintenance. Off Street parking.

*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

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