

**FOR SALE**

**RESIDENTIAL  
PORTFOLIO**

**6 PROPERTIES IN TOTAL**

**ESTABLISHED RESIDENTIAL  
AREA**

**CLOSE TO BRECHIN CITY  
CENTRE**

**ON SITE PARKING**

**BUILT 1990**

**OFFERS OVER £250,000**



**WHAT 3 WORDS**



**143 RIVER STREET, BRECHIN, DD9 7ES**

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# Description

143 RIVER STREET, BRECHIN, DD9 7ES

## DESCRIPTION

The opportunity comprises a development of 6 residential properties spread over a 2-storey terrace with single storey bungalow. The properties are of traditional brick construction with pitched and tiled roof.

The main walls are a mixture of stone (partly harled) and brick construction whilst the roof coverings are of slate and mineral felt. Floors are of suspended timber and solid construction, and windows are a mix of styles.

## ACCOMMODATION

	COUNCIL TAX BAND	DESCRIPTION	m <sup>2</sup>	ft <sup>2</sup>
143 A River Street	A	1-bed purpose built flat	48	517
143 B River Street	A	1-bed purpose built flat	48	517
143 C River Street	C	5-bed end terraced villa	134	1,442
143 D River Street	G	9-bed mid terraced villa	290	3,122
143 G River Street	C	3-bed end terraced villa	99	1,066
143 H River Street	B	1-bed detached bungalow	49	527

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## PRICE

Our client is asking offers over £250,000 for their heritable interest.

## ENERGY PERFORMANCE CERTIFICATE

Available to seriously interested parties.

## SERVICES

Mains supplies of drainage, electricity, gas and water.

## VAT

No VAT payable on purchase.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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