



HARMONY HOMES
ESTATE AGENCY



71 Park Road, Brechin, DD9 7AP

Offers over £350,000



4



2



2



C



Offers over £350,000

71 Park Road

Brechin, DD9 7AP

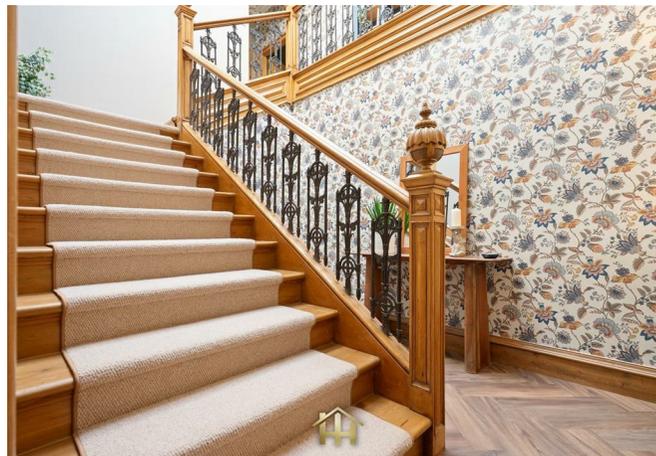
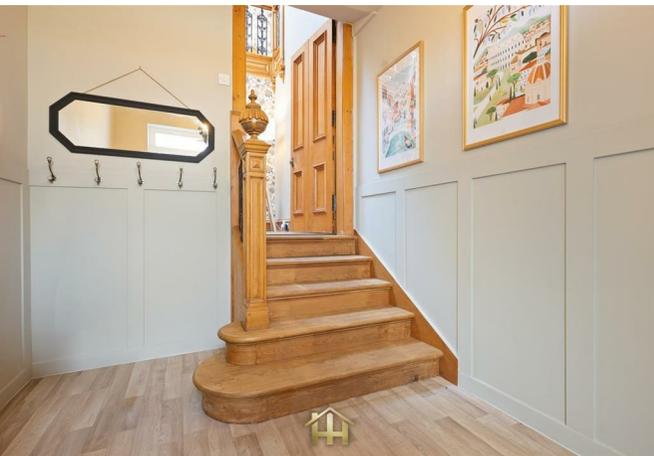
Nestled on the prestigious Park Road in Brechin, this remarkable Victorian villa, built in 1868, offers a splendid blend of period grandeur and luxurious modern living. Spanning an impressive 2,583 square feet, this upper-level home is beautifully reimagined, retaining stunning original features while providing a high-end, move-in ready finish.

As you enter, you are greeted by a welcoming vestibule with ample storage, leading to a magnificent original staircase, meticulously restored to showcase its historical charm. The hall is adorned with a striking cupola skylight, flooding the space with natural light. The dining kitchen, fitted just three years ago, boasts integrated appliances, a double oven, and a central island with storage and power, making it a perfect space for culinary enthusiasts.

The property features two spacious sitting rooms, each with large original windows, one of which is enhanced by a cosy wood burner. There are four generously sized double bedrooms, all offering delightful views of the beautifully presented garden grounds. The family bathroom is a luxurious retreat, complete with a freestanding bath and a separate shower with spa jets.

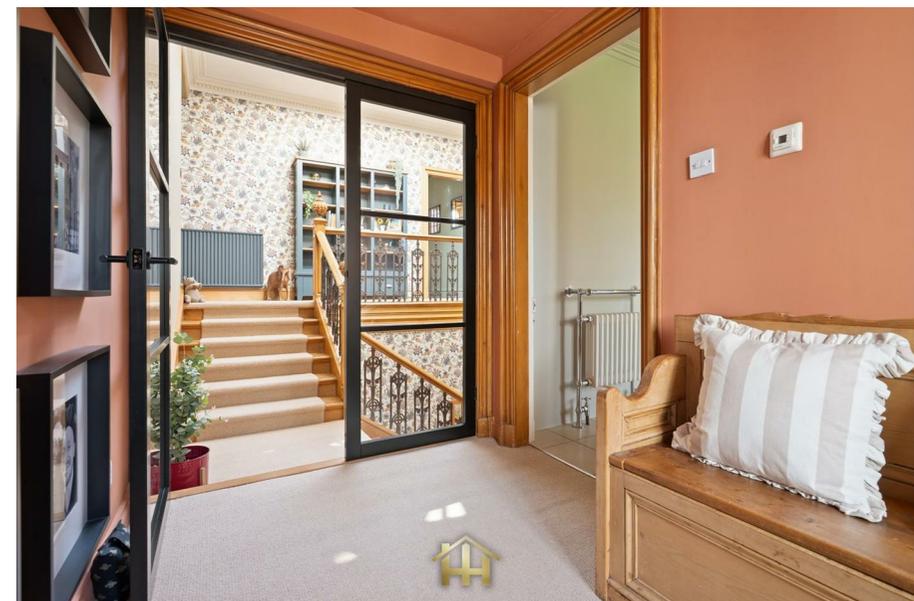
The former maid's room has been transformed into a principal bedroom suite, featuring a dressing room, study, and a private bathroom equipped with underfloor heating, a freestanding bath, double vanity, and a separate spa jet shower. Original window shutters and light fittings add to the home's character, while the luxury LVT flooring, fitted late last year, enhances its modern appeal.

Outside, the property boasts a private courtyard garden, traditional walkways, and hedging, providing a tranquil oasis. With private parking for 6-8 vehicles and a store room with power, this home offers both convenience and comfort. Located in the heart of Brechin, it provides peace, privacy, and easy access to top schools, local amenities, and transport links. This exquisite home is a true gem, ready to welcome its new owner



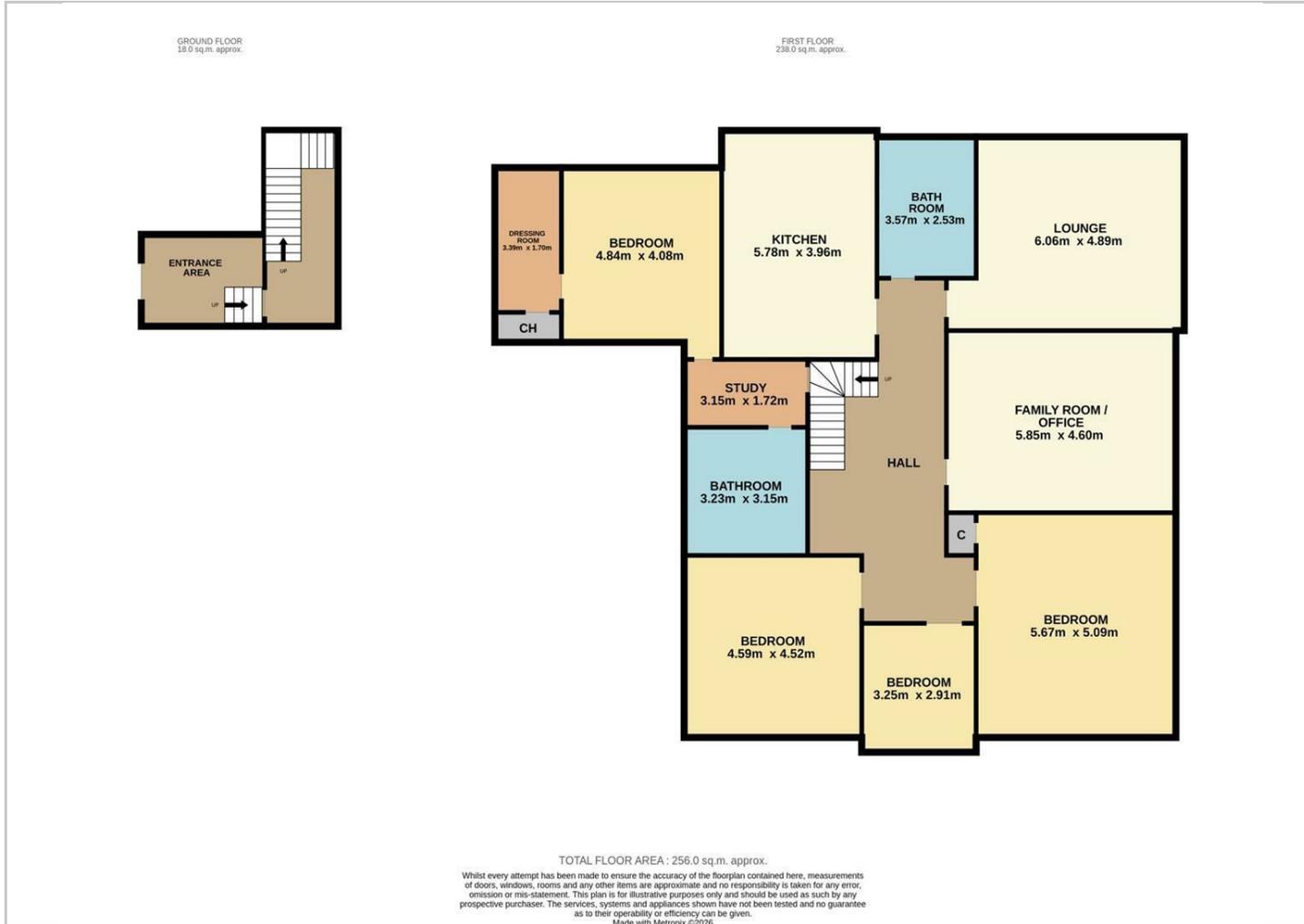


Directions

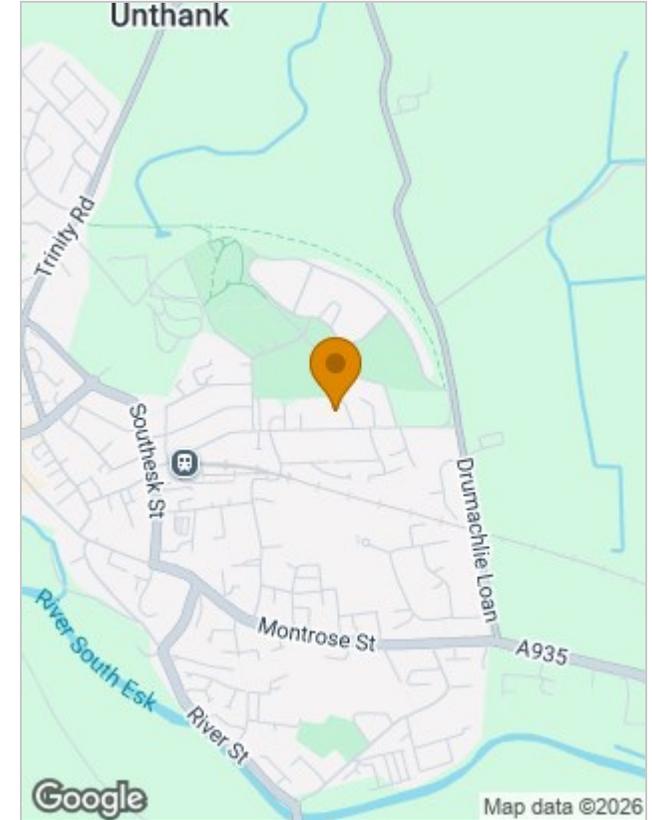




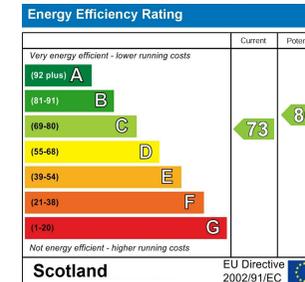
Floor Plans



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.

10 Troon Crescent, Dundee, Angus, DD2 3FS

Tel: 01382 819155 Email: hello@harmonyhomesestateagency.com www.harmonyhomesestateagency.com