



Viewbank House, 42 Park Road | Brechin | DD9 7AP

Stunning And Imposing Georgian Townhouse

Offers Over £500,000

We are truly delighted to offer for sale this impressive Georgian Townhouse, set within large immaculate gardens. The property has been totally upgraded by the present owners to the highest of standards but still incorporating its many traditional, characteristic features throughout. This unique property offers superb, versatile, spacious family accommodation spanning three floors. Worthy of particular mention is the beautiful master bedroom which we believe would have been originally the ladies' drawing room. The property also has an extensive basement, superb drying room and wine cellar and at the very top of the house there are two attic rooms which would provide the property with further accommodation, if required.

The accommodation comprises a drawing room, an elegant impressive room with original fireplace finished in marble with tiled hearth and surround and open fire. Also situated to the front of the property is the family room, this would make a perfect dining room. A further versatile room offers the study.

Beautifully presented to the highest of standard, the bespoke kitchen has been completed and in keeping with the style of the property. It features an extensive range of base units, some set on a curve, finished with solid oak stained work surfaces and Belfast sink with mixer tap. A focal point of the room is the Falcon stove style cooker with has gas hobs and electric ovens, overhead canopy which conceals the extractor hood, illuminated display shelved at either side. There is a further range of open display areas and attractive inset baskets. To remain are the brushed stainless steel coloured dishwasher and fridge. The room enjoys slate flooring. It provides a large central area for dining table and chairs and has patio doors leading directly out to the garden. The property also features a utility room and cloakroom with two piece suite.

There are also two bedrooms situated on this level with one currently utilised as a family room.

To the first floor is the master bedroom, This room is a mirror image of the drawing room downstairs, a truly luxurious room with impressive fireplace, marble mantel and open fire. There are two further double bedrooms, with the larger offering an en-suite which has been Refurbished to the highest of standards, with a large roll top bath, traditional style pedestal wash hand basin and WC.

A shower room is also on this level which has been refurbished to an exceptionally high standard.

To the second floor there are two generous attic rooms ideal for storage.

The property also features a basement for further storage separated into three areas a wine cellar with concrete floor and a range of bespoke wine racks which can be made available by separate negotiation.

The property enjoys a wrap round garden which is fully enclosed, it has been beautifully maintained featuring lawn areas with mature trees . To the side of the house French doors from the kitchen give access to a paved terrace and a further sheltered paved area to the rear.

Ground Floor

Drawing Room
22'8" x 16'6" (6.91m x 5.03m) approx.
Family/Sitting Room/Dining Room
15'9" x 11'11" (4.8m x 3.63m) approx.
Study
11'3" x 10'3" (3.43m x 3.12m) approx.
Kitchen
17'4" x 14'6" (5.28m x 4.42m) approx.
Utility Room
10" x 9'6" (3.05m x 2.9m) approx.
Cloakroom
9'5" x 4'11" (2.87m x 1.5m) approx.
Bedroom
17'7" x 14'3" (5.36m x 4.34m) approx.

First Floor

Master Bedroom
22'10" x 15'10" (6.96m x 4.83m) approx.
Bedroom
11'6" x 7'10" (3.51m x 2.39m) approx.
Guest Bedroom
15'1" x 11'6" (4.6m x 3.51m) approx.
Ensuite
10'10" x 6'1" (3.3m x 1.85m) approx.
Bedroom
15'1" x 9'7" (4.6m x 2.92m) approx.
Bathroom
10'9" x 10" (3.28m x 3.05m) approx.
Attic Room 1
12'4" x 12" (3.76m x 3.66m) approx.

Second Floor

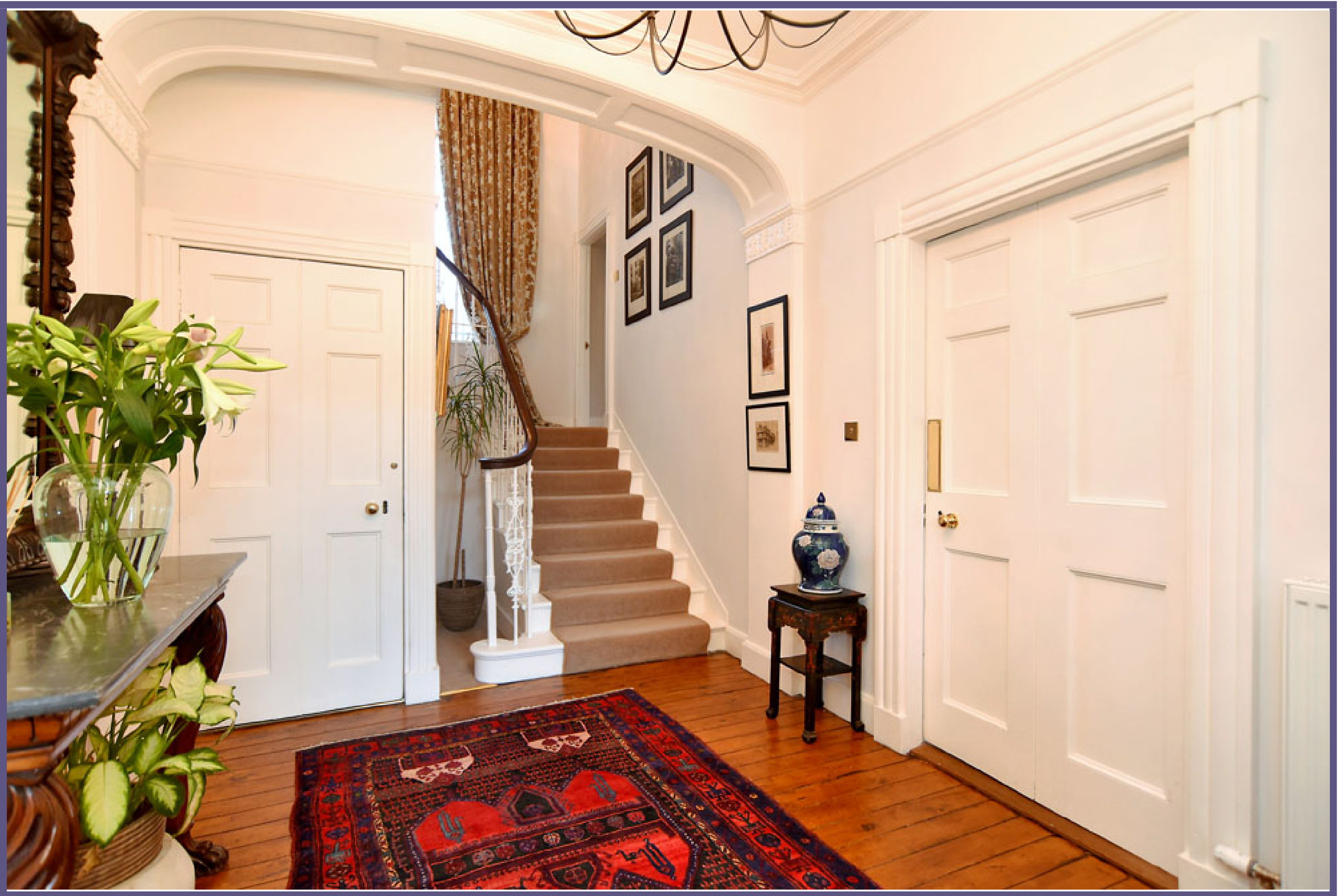
Attic Room
12" x 10'11" (3.66m x 3.33m) approx.
Large Store Area
41'10" x 10" (12.75m x 3.05m) approx.

Gas Central Heating

Double Glazing

Immaculate Garden

EPC Band D



Hallway



Hallway



Family Room/Dining Room



Drawing Room



Drawing Room



Kitchen



Kitchen



Family Room/Bedroom/Office



Master Bedroom



Double Bedroom



En-Suite



Double Bedroom



Double Bedroom



Shower Room



Garden



Garden



Garden



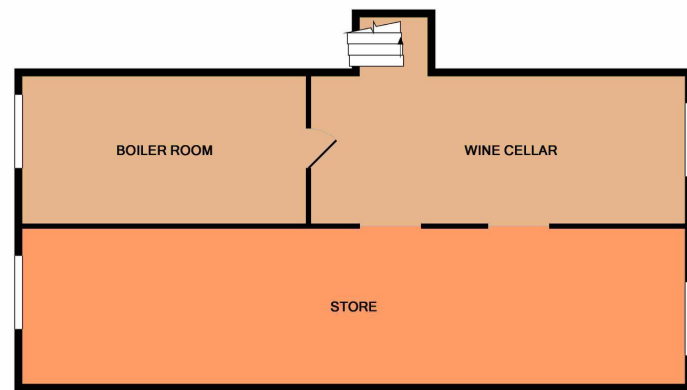
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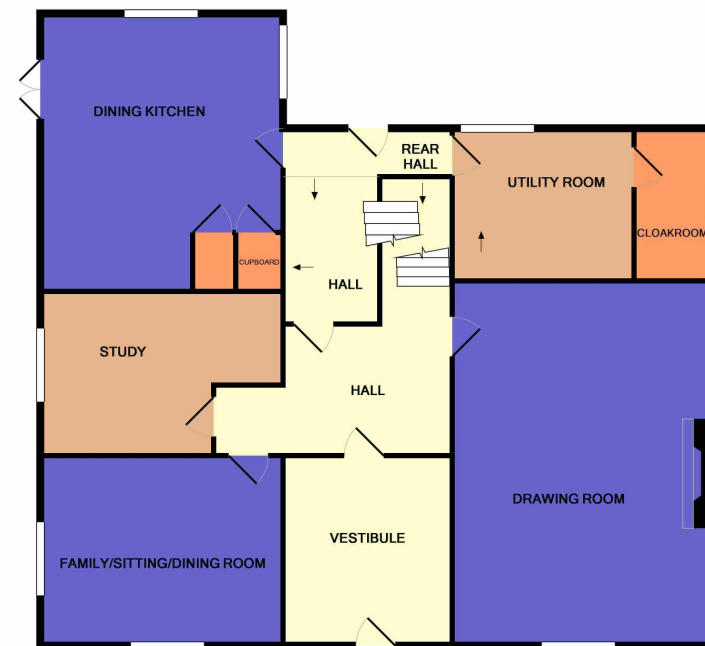
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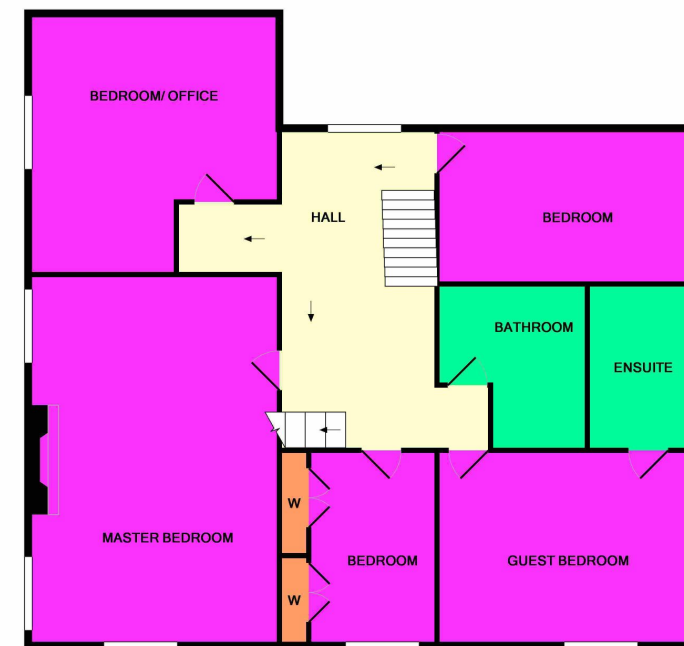
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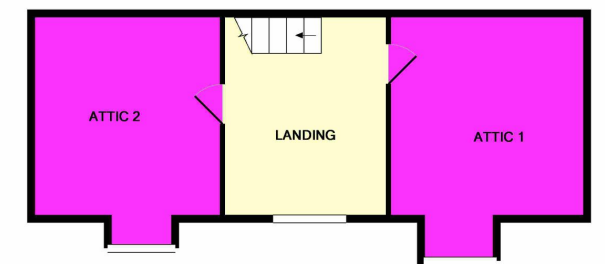
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Floorplan

Property location



Directions:

Travelling on the A90, Aberdeen/Dundee dual carriageway, turn off into Brechin. Proceeding into Brechin follow the signposts for Montrose, the A935. At St Ninians Square turn left onto St Ninians Place passing the old railway station. This leads onto Park Road and Viewbank House is located to the end of this road on the right hand side.

Location:

Viewbank House is accessed off Park Road via a long drive which allows it a particularly private, enjoyable aspect. Brechin itself has a range of shops, bank, business and leisure facilities, including a swimming pool located at the High School. Viewbank House is within walking distance of Andover Primary School and there is private schooling to be found at Lathallan at Johnshaven. Brechin lies within easy commuting distance of both Aberdeen and Dundee, it is easily reached by the nearby A90 dual carriageway. Both these towns offer a large range of shopping and recreational facilities as well as Aberdeen having the airport. Nearby Montrose has a mainline railway station with regular services to Aberdeen and the south.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.