



Award winning restoration

The Merchant's House, 68 High Street, Brechin, Angus, DD9 6EY

Freehold





Award winning restoration of perhaps Brechin's oldest surviving townhouse

Living room • kitchen • 2 bedrooms • shower room • bathroom • small garden with raised seating area • EPC rating: C

Distances

A90 1.5 miles, Montrose 9 miles, Forfar 11 miles, Dundee 26 miles, Aberdeen 40 miles.

Situation

The Merchant's House is situated in the lower part of the High Street in Brechin. A nearby close links through to Brechin Cathedral and its round tower. Brechin is well served by business, shops and leisure

facilities, including a swimming pool at the Brechin Campus. In addition there is nursery schooling, Andover and Maisondieu primary schools and Brechin High School.

Brechin lies within commuting distance of both Aberdeen and Dundee, which are easily reached by the nearby A90 dual carriageway. Journey times to Aberdeen and its airport have been much reduced with the

opening of the new western peripheral route. Both offer all the facilities expected of major centres. Montrose and Laurencekirk have mainline railway stations with regular services to Aberdeen and the south, including a sleeper. Aberdeen and Edinburgh airports are easily reached and provide a range of domestic and European flights. There are services from Dundee to London City.

Description

The restoration of The Merchant's House won a Scottish Civic Trust award in 2013 and the judges commented, "this is a first class

restoration project which has created generous and very liveable spaces within an historic and landmark house. The designers are to be commended for their attention to detail and respect for the history of the building."

The original Merchant's House now comprises two residential properties, being nos 68 and 70. No 68 is the smaller of these two properties.

The Merchant's House is located in the historic centre of Brechin which has benefitted from the restoration of a number of historic buildings under the auspices of the Townscape Heritage Initiative (THI). The



Merchant's House is a post medieval dwelling with a rare and intact roof structure dating from 1470, and is one of the oldest residential properties in Brechin. The principal part dates from 1575 incorporating the earlier roof timbers. As it is situated within a conservation area, and because of its historic significance, the building was subject to a major restoration project, which was begun in 2011 and completed early the following year. Kit Martin (Historic Houses Rescue) Ltd, as owner, worked with the THI and the Prince's Regeneration Trust. In 2012 the Duke of Rothesay visited the Merchant's House and other buildings in the heart of Brechin to celebrate the restoration project.

The building has an ochre coloured lime render finish to the upper storeys and has a new slate roof and crow stepped gables. The result of the restoration is remarkable, particularly as many of the original interior features have been retained, including fireplaces, window shutters and cornices. A particular feature is the historic oak roof trusses, which were carefully repaired and have been left exposed.

A wooden front door opens to an entrance lobby with a stone flag floor, staircase to first floor and an understair cupboard. The kitchen is fully fitted with wall and floor units with wooden worktops which incorporate an Electrolux four ring halogen hob, and oven/grill, sink, under counter AEG fridge and freezer and plumbing a washing machine. In addition there is a

beamed ceiling and a wooden floor together with a fireplace with mantel. Above this, in Latin, are the dates of when the house was built, altered and renovated, being 1575, 1717 and 2012. Steps lead down to the living room which has a high ceiling and is beamed, together with a fireplace with a mantel and housing a wood burning stove, wooden floor, window shutters and a door out to the garden.

The first floor landing has two cupboards (one housing a wall mounted Worcester Bosch boiler), fireplace with mantel and a covered old fashioned sink in one of the windows. Bedroom 1 has a fireplace with mantel, another covered vintage window sink, and a shelved cupboard. The shower room has a shower cubicle, washbasin and WC. The staircase continues up to the second floor. Bedroom 2 has original beams and a fireplace with mantel and raised hearth. The bathroom is part timber lined and has a bath, washbasin and WC.

At the back of the house is a raised and paved seating area with steps leading down to a small area of lawn with a log store, and steps leading on down to a path at the bottom of Skinners Den which with its burn separates the town of Brechin from Brechin Castle.

General Remarks Viewing

Strictly by appointment with Savills - 01356 628628.

Directions

If coming from the south on the A90 dual carriageway take the

turning into Brechin (A935) passing the Brechin Castle Centre. On entering Brechin continue onto St David Street and after Boots the Chemist turn right into the High Street. Continue on down past The Cross and The Merchant's House will be seen on the right.

If coming from the north on the A90 take the turning into Brechin (B966) passing through Trinity. On entering Brechin continue over the mini roundabout into Clerk Street. Continue round on to Swan Street and take the second turning on the left into the High Street and proceed as above.

Outgoings

Angus Council tax band C.

Energy Performance Certificate

EPC rating = C.

Solicitors

Thorntons, 7 Whitefriars Crescent, Perth, PH2 OPA.

Services

Mains gas, water, electricity and drainage. Mains gas central heating.

Fixtures and Fittings

Fitted carpets, curtains, light fittings and window blinds are included.

Environmental Stipulations

The Merchant's House is listed Category A.

Photographs

Photographs taken May 2018. Particulars prepared August 2021.

Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Purchase Price

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.

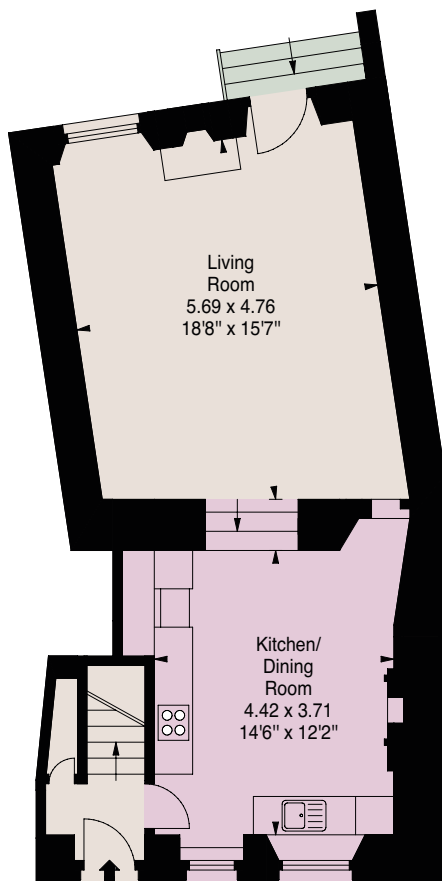
**The Merchant's House, 68 High Street,
Brechin, Angus, DD9 6EY**
Gross internal area (approx)
Total 115.38 sq m/1,242 sq ft

Ruaraidh Ogilvie
 Savills Brechin
01356 628628
 brechin@savills.com

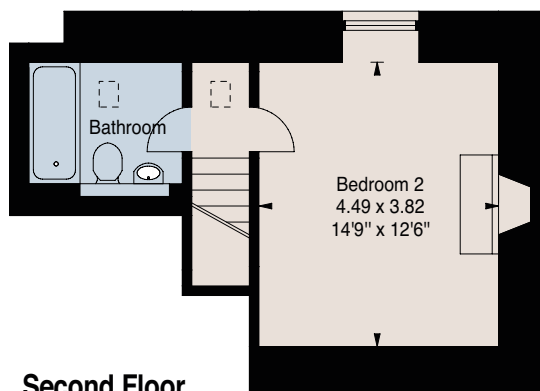


savills

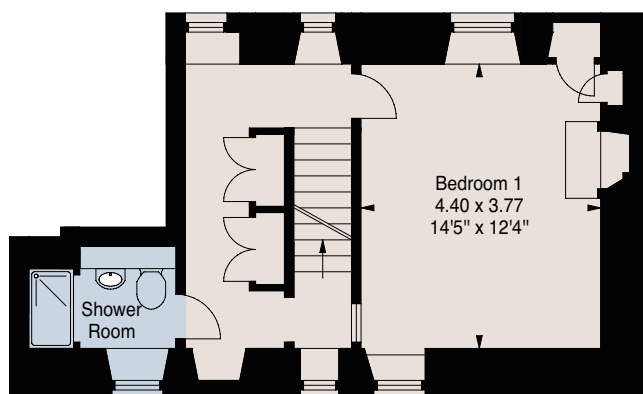
savills.co.uk



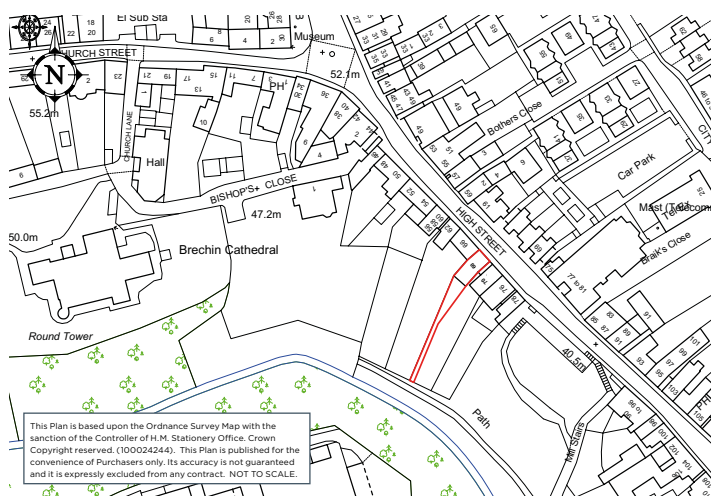
Ground Floor



Second Floor



First Floor



For identification only. Not to scale. © 07/09/21 SMcG

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Our Ref: DRO210907. Brochure by wordperfectprint.com

