



MICHAEL A. BROWN

— Solicitors & Estate Agents —



134 Dundee Loan, Forfar DD8 1EB

Offers over **£49,500**



- Top Floor Flat
- Entrance Hall
- Internal Mutual Stair
- Lounge/Kitchen
- Recently Modernised
- Double Bedroom
- Open Aspects
- Bathroom With Shower
- Near Town Centre
- UPVC DG; Panel Heaters

A recently modernised and attractively decorated TOP FLOOR FLAT in traditional stone built tenement with easy access to the town centre. Modernised kitchen with appliances and bathroom with electric shower, replacement UPVC double glazed windows and electric panel heating. An internal mutual stair serves this property and the adjacent top flat and provides a degree of privacy and security. The flat enjoys open aspects with use at the rear over garden grounds. There is a small area of private garden ground at the rear and car parking outside the property.

ENTRANCE HALL

Main entrance door of internal mutual stair. Built in storage cupboard. Oak laminate flooring.

LOUNGE/KITCHEN

Spacious open plan lounge with adjoining kitchen area. Oak laminate flooring. Windows overlook Dundee Loan. The kitchen was recently modernised and fitted with attractive beech effect wall and base units and granite effect worktops. Splashback tiling. Integral electric hob with stainless steel filter canopy above and electric oven. Inset stainless steel sink with drainer and mixer tap. Automatic washing machine and upright fridge freezer. LED ceiling downlights.

DOUBLE BEDROOM

Open aspects at the rear over garden grounds.

BATHROOM

Recently modernised. White three piece suite. Wet wall above bath area. Triton electric instant shower. Opaque window. Chrome tile radiator.

OUTSIDE

Small area of garden ground to the rear. On street car parking outside the property.

EXTRAS

Included are all fitted flooring, integral kitchen appliances, automatic washing machine and fridge freezer.

ENTRY

Early entry available.

LOCATION

Dundee Loan runs from the traffic lights near the town centre out to Dundee and the motorway.

EPC – D

Home Report Valuation - £50,000



These particulars are prepared in good faith but are not warranted and do not form part of any contract. All measurements approximate.



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