

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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9 Glamis Road, Forfar, DD8 1DF

- **Ground Floor Apartment**
- **Hall**
- **Lounge**
- **Kitchen**
- **Four Piece Bathroom**
- **Double Bedroom**
- **Gas Central Heating**
- **Double Glazing**
- **Garden, Shared Garden & 2 Sheds, EPC Band D**

FIXED PRICE £50,000

This well presented ground floor apartment is within convenient walking distance of the town centre and all local amenities and services including shops supermarkets and public transport. Forfar offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes North and South.

This particular property offers well proportioned accommodation all at ground floor level and benefits from gas fired central heating, double glazing, modern fitted kitchen with integral oven, hob and extractor hood and modern four piece bathroom.

Externally there is a private area of garden ground with sun deck and lawn, shared areas and two small sheds.

This is an excellent opportunity for a number of purchasers including first time and buy to let.

Entrance Hallway: Wooden exterior door with glazed panel above.

Lounge: Approx. 15' 2" x 9' 7" at widest. A well proportioned room having double glazed window looking to the rear garden, recessed display alcove and useful shelved cupboard.



Kitchen:

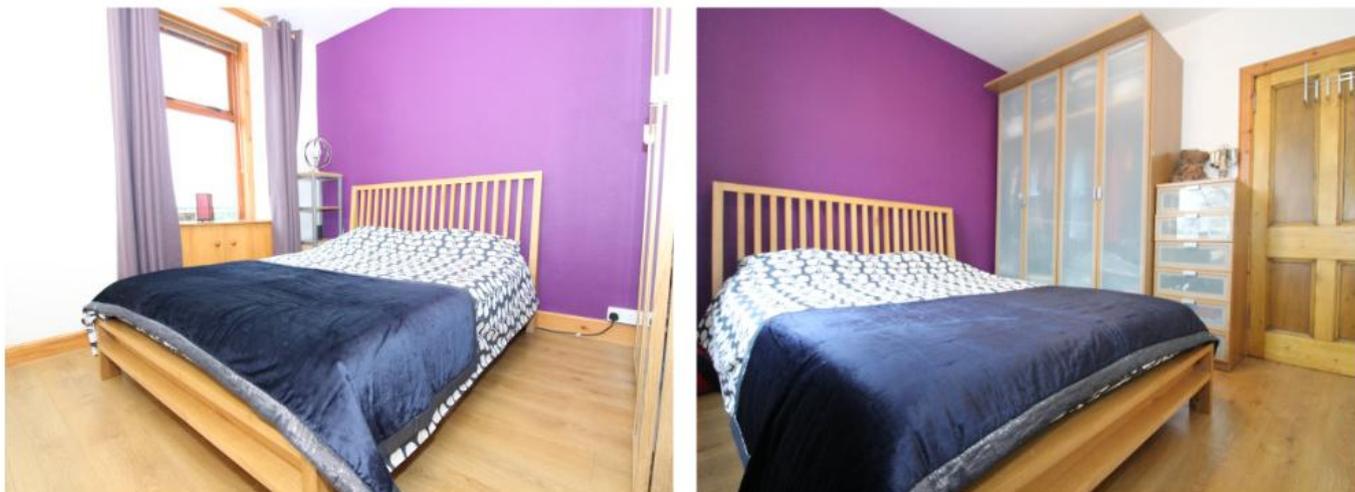
Approx. 11' 2" x 5' 7". Fitted with a range of modern base, drawer and high level storage units with tiling to splash back and stainless steel sink and drainer. Integral electric oven, gas hob and extractor hood. Plumbed for automatic washing machine. Doubled glazed window to rear.

Bathroom:

Approx. 11' 6" x 5'. Four piece suite comprising WC, wash hand basin, corner bath and separate shower cubicle. Wet wall panelling, double glazed window to front.

Bedroom:

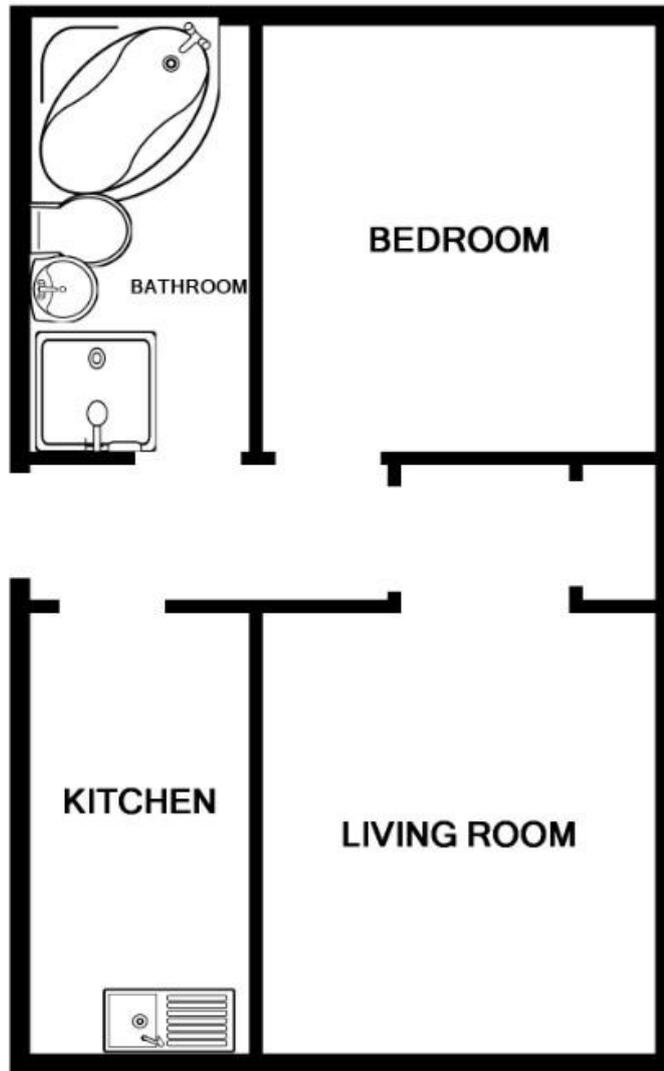
Approx. 10' 2" x 10' 11". Double bedroom with DG window to front.



Outside:

There is a private area of garden ground with raised sun deck, laid to lawn and shared areas with 2 small sheds.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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