

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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106 Dundee Road, Forfar DD8 1HZ

- **Ground Floor Apartment**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Double Bedroom**
- **Modern Bathroom with Shower**
- **Electric Heating**
- **Double Glazing, EPC D**
- **Secure Entry System**
- **Garden, External Store & Communal Shed**
- **Ideal First Time Buy or Buy to Let**

Offers over £45,000 (HR Value 48K)

This spacious, ground floor apartment is situated only a short walk from all local amenities and services including local shops, Town Centre 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 major routes north and south.

The property is in good decorative order and benefits from double glazing, electric heating, secure entry system modern fitted kitchen and modern bathroom with shower.

Externally there is private area of garden ground to rear, outside store and communal outhouse.

This is an excellent opportunity to obtain a home at an affordable price and will be ideal for a number of purchasers including first time, retiral or buy to let.

Hallway: Exterior door. Secure entry phone. Large cupboard housing fuse box. Further useful cupboard.

Lounge: Approx. 11'4 x 9'7. Spacious public room with double glazed window to front.



Kitchen:

Approx. 11'1 x 6'8. Fitted with modern base and wall units. Integral oven, hob and extractor hood. Stainless steel sink and drainer. Double glazed window to rear. Ample space for further appliances.



Bathroom:

Approx. 6'3 x 5'6/ Modern three piece suite comprising WC, wash hand basin and bath. Electric shower. Part tiled.



Double Bedroom:

Approx. 11 x 8'6.

Double bedroom with double glazed window to rear.

Outside:

Private area of garden ground in gravel chips with rotary clothes dryer. Shared areas. External store. Communal outhouse.

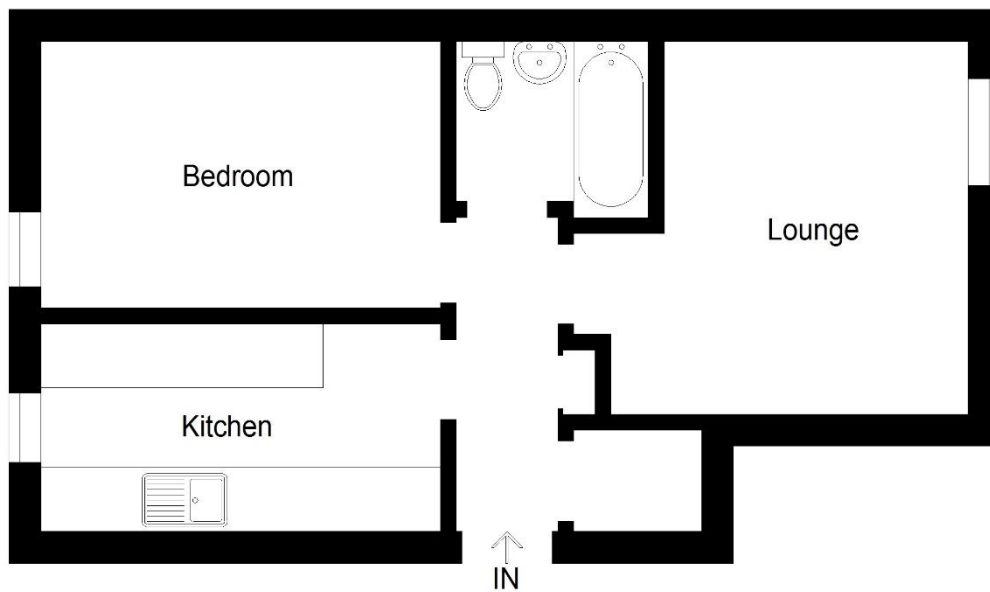


Illustration For Identification Purposes Only.
Not To Scale (ID:707729 / Ref:75823)

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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE

Tel: 01307 464443 • Fax: 01575 520229

forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP

Tel: 01382 200411 • Fax: 01382 203033

dundee@taysidepropertyonline.com