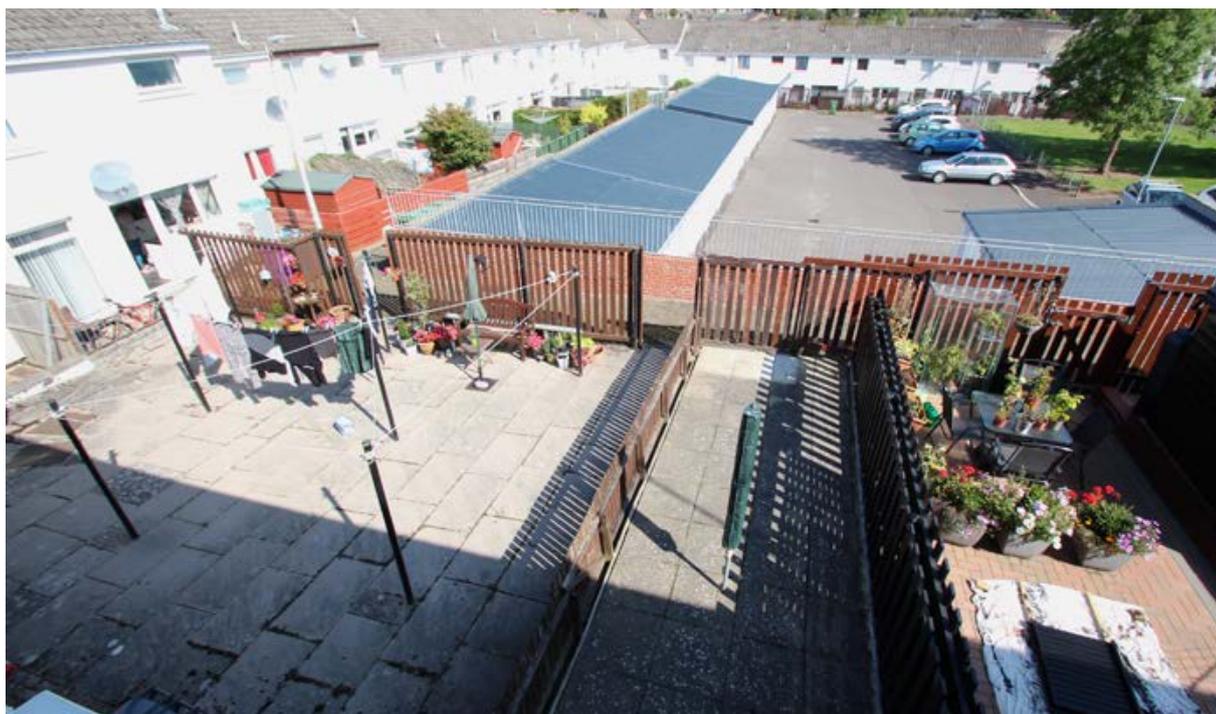




**Alan E Masterton**  
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90 Restenneth Drive, Forfar DD8 2DB

Mid-Terraced Villa

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**DD5** ESTATE AGENTS

# Mid-Terraced Villa

## 90 Restenneth Drive, Forfar DD8 2DB

Situated within a popular residential area of Forfar we are delighted to offer for sale this 4 bedroomed mid-terraced family villa providing comfortable accommodation over two levels. Property comprises of a lounge, large, bright kitchen, dining room/bedroom, staircase leading to a galleried landing gives access to 3 further bedrooms and a modern shower room.

This extremely affordable property is close to all local amenities, schools and transport links and would make an ideal family home for a first time or investment buyer therefore early viewing is highly recommended.

The property benefits from gas central heating, double glazing and is sold with all floor coverings, light fittings and blinds where fitted.

### Entrance Hall:

Accessed through a white upvc security door the entrance hall gives access to the kitchen and lounge areas, staircase to galleried upper landing leads to 3 bedrooms and a shower room, radiator.

### Lounge: **3.5mts x 2.9mts:**

A bright family living space, full length window overlooking the front of the property allows natural light to flood the room, laminate flooring, radiator.

### Kitchen: **3.0mts x 2.9mts:**

A large kitchen with ample storage provided by wood effect floor and wall cabinets and complimentary worktop with partial tiled splash back, 4 gas burner hob and electric oven, stainless steel sink with pillar tap, rear entrance door that gives direct access to rear garden, space for washing machine and fridge/freezer. Laminate flooring, radiator.

### Dining/ Bedroom 4: **2.4mts x 3.7mts**

A bright and very spacious dining room that's currently getting utilised as a 4th bedroom, large window overlooking the rear garden, laminate flooring, radiator.

### Upper Floor Accommodation:

#### Shower room: **1.9mts x 1.8mts:**

A modern shower room comprising of a w.c., wash hand basin with full pedestal, large offset quadrant shower enclosure with mains operative shower within, wet wall, vinyl flooring, opaque double-glazed window to the rear elevation of the property, vinyl flooring, chrome heated towel rail.

#### Bedroom 1: **2.7mts x 3.0mts:**

A generous sized bright and airy room with large upvc double glazed window to the rear of the property, built-in wardrobe, laminate flooring, radiator.

#### Bedroom 2: **3.4mts x 3.0mts:**

Overlooking the front of the property, another generous sized bedroom with built in wardrobe, laminate flooring, radiator.

#### Bedroom 3: **2.7mts x 2.1mts:**

A bright room overlooking the front of the home, would make ideal youngsters bedroom or home office/study space, built in sliding wardrobe, laminate flooring.

### Garden:

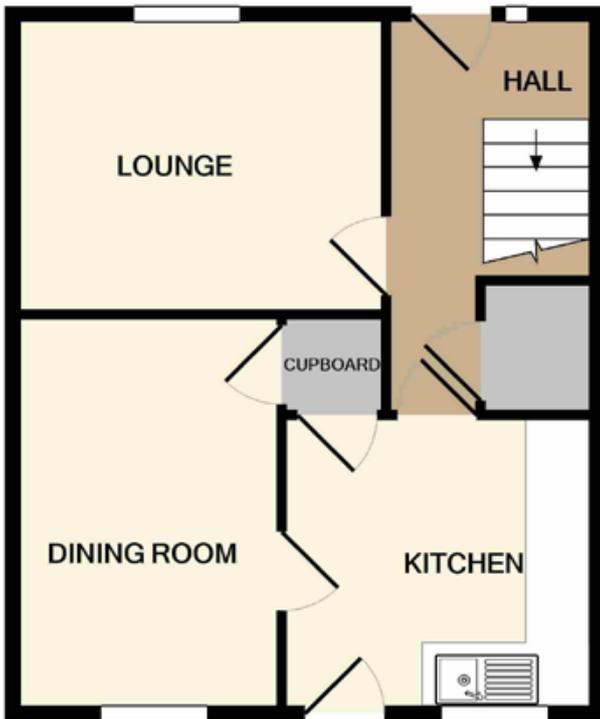
Both the front and rear garden are easily maintained and fully hard landscaped. Rear garden is completely enclosed making it an ideal safe and secure area for children at play and a quiet spot which to relax in the warmer months,



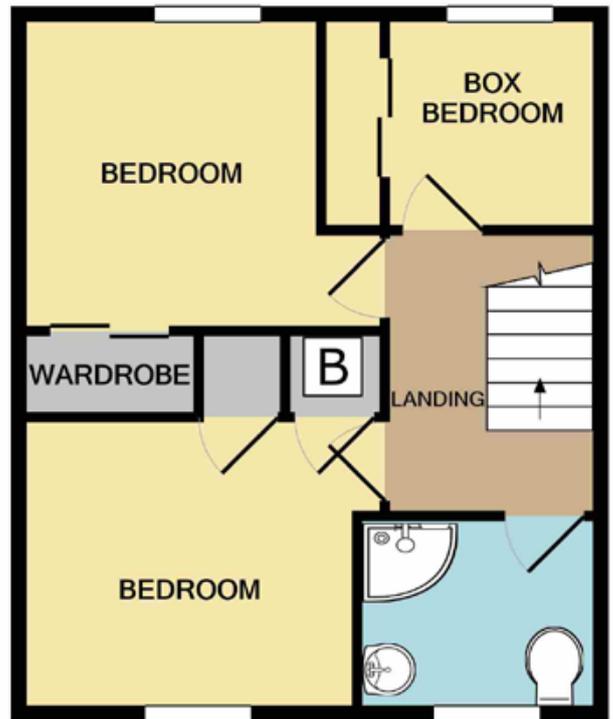








GROUND FLOOR



1ST FLOOR

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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### Home Report Access:

Please visit our own website at [www.legaleagles.tv](http://www.legaleagles.tv) then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

### Council Tax Band:

B (Angus Council 27th August 2021)

### EPC Band:

C

### Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)

### Covid Viewing Procedure:

For the duration of the current Covid pandemic we or the owners will ensure all internal doors will be wedged open and the owners/this firm alone only should open and close any external access doors, on arrival at the property please use the hand sanitizer which the owner/us will provide or bring your own, you will be shown around the property keeping the regulation 2 metre distance between you and the owner/us, in situations where a house is vacant you are permitted to walk through the house unaccompanied and you can ask any questions of our staff or owner attending, you must bring and wear a mask if your viewing is accompanied, if the unaccompanied you may remove your mask on entry to the property. Please do not bring young children with you (if you do the children must remain outside the property under the supervision of an accompanying adult, no children are allowed to the interior of any property at this time). Only two viewers at a time will be allowed access to the property.

#### Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.  
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