

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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**18 Lilybank Crescent, Forfar, DD8 2HZ**

- **Ground Floor Apartment**
- **Hallway**
- **Lounge**
- **Modern Kitchen**
- **Modern Shower Room**
- **2 Double Bedrooms with Fitted Wardrobes**
- **Private Driveway**
- **Shared & Private Garden Areas, Shed**
- **Gas Central Heating & Double Glazing, EPC 'C'**

**Offers over £79,950**

This spacious, ground floor, main door apartment is located in a sought after residential location within walking distance of the town centre and all local amenities and services including shops, schools 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 offers well proportioned accommodation at ground floor level and benefits from a modern fitted kitchen with integral oven, hob and extractor fan, modern shower room, gas fired central heating with combi boiler, double glazing, additional insulation, HDMI cabling, TV Points and internet points in lounge and bedrooms and inset ceiling downlighters.

There is a Monoblock driveway providing ample of street parking. Garden to front and shared garden rear with timber shed. This is an excellent opportunity to obtain a home in excellent ready to live in condition and viewing is highly recommended.

**Entrance Hallway:** Wood and glazed exterior door. Useful storage cupboard housing fuse box and electricity meter.

**Lounge:** Approx. 14'8x12'6(at widest points). Spacious public room having double glazed window to front. Inset Recess display alcove.



**Kitchen:**

Approx. 13'4x6'. Recently installed, modern, fitted kitchen with a range of floor, wall and drawer units and integral electric oven, hob and extractor hood with tiling to splashback. Stainless steel sink and drainer. Space for further appliances. Wall mounted combi boiler. Two double glazed windows to front.

**Shower Room:**

Approx. 11'8x4'11. Modern, three piece suite comprising WC, wash hand basin with tiling above and large walk-in shower cubicle with wet wall panelling, handset and raindrop shower. Tiled floor. Extractor fan. Inset downlighters. Double glazed frosted window to side.

**Bedroom 1:**

Approx. 13'5x8'8(at widest points). Spacious double bedroom with double glazed window to rear. Double mirror fronted wardrobe.



**Bedroom 2:**

Approx. 12'11x11'9. Another spacious double bedroom with double glazed window to rear. Double mirror fronted wardrobe. Recess display alcove.



**Outside:**

Monoblock driveway providing ample off-street parking. Garden to front is laid out for gravel chips for ease of maintenance. Mutual pathway to side and a large, shared garden laid mainly to lawn. Shed.



*Floor Plan Not To Scale*

*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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