



Solicitors & Estate Agents



# 69 South Street, Forfar, DD8 2BS

Detached Bungalow

EPC Band – D

Fixed **£185,000**

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Detached Bungalow

## Overview

- Detached
- 2/3 Bedrooms
- 1/2 Reception Rooms
- Kitchen
- Bathroom
- Rear Porch/Utility area
- Floored Attic
- Dimplex Quantum Heating
- Double Glazing
- Garage & Driveway
- Large Gardens
- Close to local facilities



*A superb 1930's Bungalow with original features offering immense potential for modernization and extension.*



This fabulous detached bungalow offers exceptional value on today's market and will appeal to all age groups. In excellent order it comprises lounge, dining room/bedroom 3, fitted kitchen, rear porch with utility area, 2 bedrooms and a modern shower. It benefits from Dimplex Quantum heating and full double glazing for comfort in the cooler months. There are large gardens that offer immense potential for further improvement. There is a driveway for off-street parking as well as a timber garage and this area can be reconfigured to satisfy the buyer's needs. Early viewing is strongly recommended to fully appreciate the value of this ideal family home.



### Extras

All carpets, blinds and curtains, the cooker, fridge, washing machine and freezer are included in the sale. Other items of furniture may be included if required.

### Gardens

The front garden is laid in red chips. The rear garden is totally enclosed and offers so much potential to the individual family.

### Parking and Garage

Private driveway and timber garage for off-street parking.

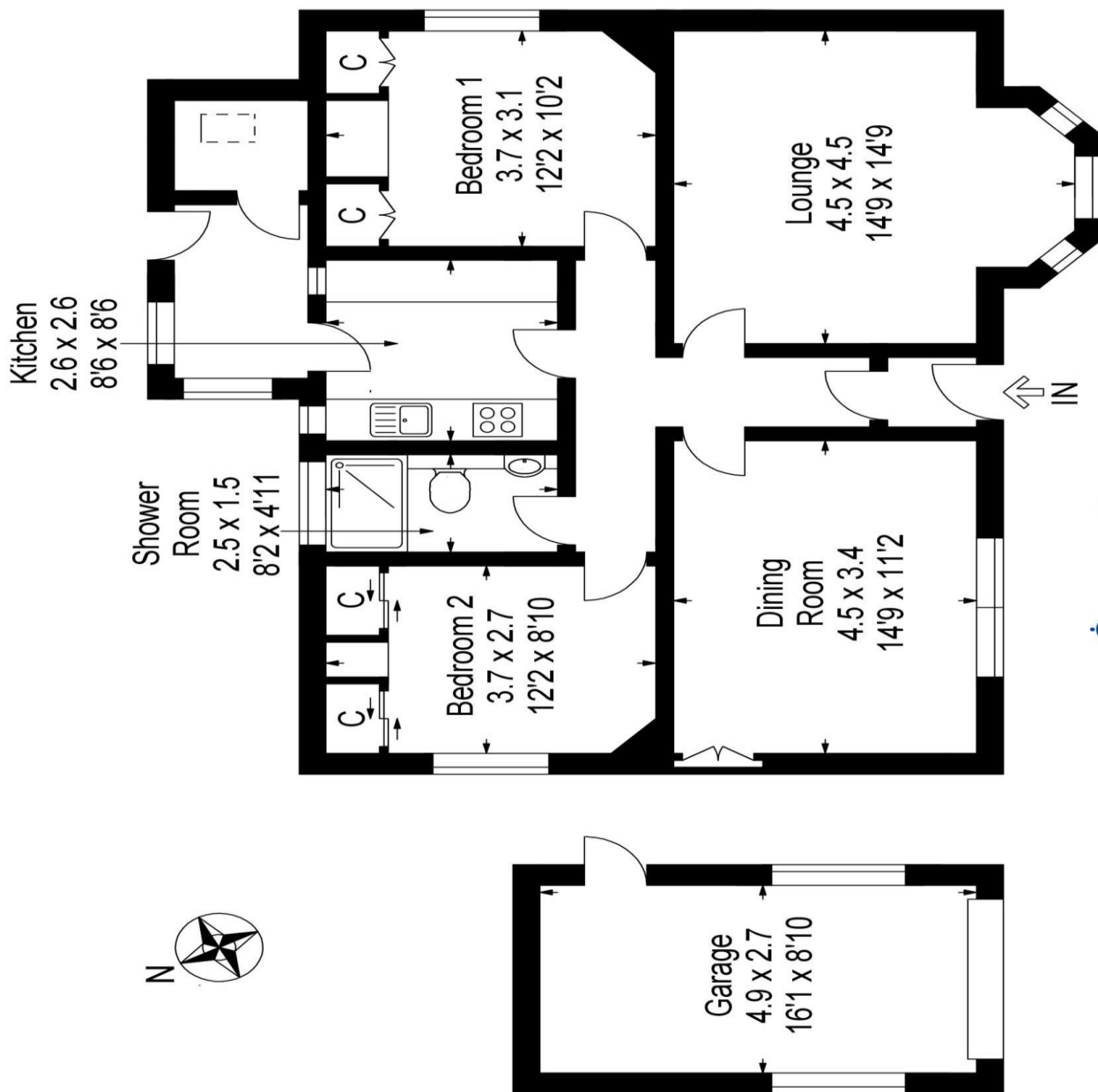
### Heating

An energy efficient Dimplex Quantum heating system has been installed.



### Directions

On entering Forfar from the North take a left into Market Street followed by the second right into North Street. Proceed to the traffic lights and carry straight over into South Street by way of the mini roundabout. No 69 is located on the left as indicated by our for sale board (opposite Easterbank).



**VistaBee**  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

Tel: 01356 622 171



31a St David Street, Brechin, Angus DD9 6EG



Phone: 01356 622 171 Email: [property@shiells-law.co.uk](mailto:property@shiells-law.co.uk)

[www.shiellslaw.co.uk](http://www.shiellslaw.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.