

# Connelly Yeoman



13 EAST SUNNYSIDE, FORFAR, DD8 1DZ

TERRACED BUNGALOW



## Key Features

- Quaint Mid Terraced Bungalow in a quiet residential area.
  - Gas Central Heating and Double Glazing.
- Good sized exclusive garden with off street parking and shed.



OFFERS OVER  
**£75,000**



# Property Description

This charming stone built MID TERRACED COTTAGE provides well proportioned accommodation, pleasantly situated within a quiet residential area of the town, centrally situated and close to all local amenities. The property has been well maintained and decorated with many attractive features including Gas Central Heating, Double Glazed Windows & Exterior Front Door. In front of the property are exclusive gardens laid out in lawn, assorted shrubs and bushes with off street parking facilities and a shed is to be included. Viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

## ACCOMMODATION:

Hallway, Lounge, Kitchen, Bathroom & Bedroom.

## HALLWAY:

Enter through a substantial double glazed front entrance door with glazed inset into the entrance hallway which has wood panelling to dado height and access via a large hatch leads to a partially floored attic. A door leads into a further hallway which has a storage cupboard and all rooms lead off.

## LOUNGE:

Approx. 16' 9" x 9' 8". This is a pleasant, bright and airy room with corniced ceiling, a window overlooking the front of the property, a traditional feature stone fireplace and a cupboard.

## KITCHEN:

Approx. 6' 8" x 5' 8". A well appointed Kitchen fitted with base and wall mounted units in white with wood trim and worktop surfaces and splashback in green. Incorporating electric hob & oven, boiler, space for other white goods, pine clad walls & ceiling and a window overlooks the front.





**BEDROOM 1:**

Approx. 10'2" x 7'8" . A rear facing double bedroom with neutral decor and benefits from built in wardrobes with mirrored sliding doors.

**BATHROOM:**

Approx. 7' 4" x 4' 5". Fitted with a three piece suite, including a corner bath with shower unit over and a curtain, fully tiled, tiled flooring, pine panelled ceiling, wall mounted chrome towel radiator and a window.



# Property Professionals

GROUND FLOOR  
57.3 sq.m. approx.



TOTAL FLOOR AREA: 57.3 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 operation or efficiency can be given.  
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