

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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15 North Street, Forfar, DD8 3BG

- **Detached Villa**
- **Vestibule & Reception Hallway**
- **Lounge & Dining Room**
- **Sitting Room**
- **Sun Porch**
- **Kitchen Dining**
- **Cloaks/ WC & Family Bathroom**
- **7 Bedrooms & 2 En Suite**
- **Gas Central Heating & Double Glazing, EPC D**
- **Detached Garage**
- **Low Maintenance Gardens**

Offers over £260,000 (HR Value 320K)

This deceptively spacious traditional villa is situated in a central 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.

The property offers spacious and well proportioned accommodation over three floors and is in good decorative order throughout. Much of the original character and charm has been retained in terms of staircases, ornate cornicing, and plasterwork. The range of public rooms and bedrooms can be utilised to suit individual purchasers' requirements. The subjects have previously been a care home and bed and breakfast over the years. Features include gas fired central heating, double glazing, modern fitted Wren kitchen, family bathroom, two En Suite and downstairs cloaks/WC.

Externally there is driveway parking, and detached garage with power. The gardens to front side and rear are all laid out for ease of maintenance in decking and patio areas.

Only with internal inspection will the purchaser fully appreciate the spacious nature of home being offered for sale.

Entrance Vestibule: Double glazed UPVC exterior door. Quarry tiled floor. Ornate opaque glazed door into reception hallway.

Reception Hallway: Staircase and balustrade leading to upper and lower floor accommodation. Bright and spacious with ornate plasterwork and cornicing. Cupboard housing hot water tank.



Sitting Room: Approx. 4.6m x 5.32m measured into bay window. Bright and spacious room. Double glazed bay window to front, and double glazed window to side with original fixed shutters. Cornice and ornate and ceiling rose.



Bedroom 1:

Approx. 4.47m x 4.42m. Another excellent size room. Double glazed bay window to front and further double glazed window to side.



Bedroom 2:

Approx. 3.47m x 4.46m at widest point. Spacious double bedroom. Double glazed window with fixed shutters looking to side.

En Suite Bathroom:

Approx. 3.43m x 1.83m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower curtain. Two double glazed frosted windows to rear and side. Part tiled.

Bedroom 3:

Approx. 4.2m x 4.6m. Another excellent size double bedroom. Ornate ceiling rose and cornicing. Double glazed windows to rear and side with fixed shutters. Enjoying views over the town towards the Angus Glens.

En Suite:

Approx. 1.38m x 1.7m. Three-piece white suite comprising WC, wash hand basin and shower cubicle. Fully tiled. Extractor fan.



**Lower Floor
Accommodation:**

Staircase leads to lower floor landing. Double glazed window providing natural light.



Lower Landing:

Feature arch. Large walk-in storage cupboard with light. Further fitted louvre door wardrobe.

Cloaks/WC:

Approx. 1m x 1.8m. Two piece white suite comprising WC, and wash hand basin with tiling above. Under stair storage cupboard.

Lounge:

Approx. 4.2m x 4.96m. The main family sitting room. Excellent size with cornice and ceiling rose. Picture rail. Feature working fireplace with cast iron inset and tiled hearth. Double glazed patio doors leading to the rear garden and further double glazed window to side. Sliding glazed doors to dining room.





Dining Room:

Approx. 3.62m x 4.3m. Another excellent size public room having cornicing and ceiling rose. Double glazed window to side.

Kitchen/ Dining Room:

Approx. 4.1m x 5.5m. Modern 'Wren' kitchen with a range of floor, wall, and drawer units. Island workstation and breakfast bar. Two integral Bosh ovens. Five ring gas hob. Extractor hood. Dishwasher and larder style fridge freezer. Exposed beams. Double glazed windows to rear and side. Double glazed window to sun porch. Storage cupboard also housing hot water tank. Double glazed exterior door to sun porch.





Sun Porch:

Approx. 4.16m x 2m. Double glazed windows and exterior door. Tiled flooring. Leads to the garden to rear.



Bedroom 4:

Approx 2.81m x 3.42m. Another double bedroom. Double glazed window to side. Large, fitted wardrobe and further dressing room with shelving, drawer units and hanging rail. Light and radiator.



Upper Floor Accommodation:

Upper Floor Landing: Double glazed Velux window providing natural light. Hatch to loft space.

Bathroom:

Approx. 2.87m x 3m. Modern four piece white suite comprising WC, wash hand basin and bath. Separate shower cubicle. Fully tiled walls and floor. Range of fitted storage cupboards. Double glazed frosted window to rear.



Bedroom 5:

Approx. 2.87m x 3m. Spacious room. Double glazed window to front. Fitted wardrobes with shelving and hanging rail. Storage cupboard.

Bedroom 6:

Approx. 3m x 3.81m. Double bedroom. Double glazed Velux window to front. Triple door mirror fronted wardrobes. Further storage cupboard.

Bedroom 7:

Approx. 3.87m x 2.78m. Another double bedroom. Fitted wardrobe. Storage cupboard with shelving. Double glazed Velux window to rear enjoying panoramic views over Forfar and Angus Glens beyond.

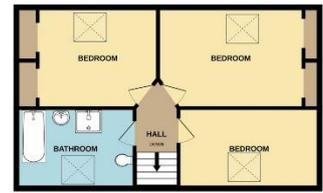
LOWER GROUND FLOOR



GROUND FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Outside:

Low maintenance front garden with pedestrian gate. Laid out in gravel chips, all with ease of maintenance in mind. The rear garden is accessed off Wellbraehead with shared driveway leading to double gate and private cobble stone driveway leading to the detached garage with power and light. The gardens to rear are again laid out for ease of maintenance in patio, decking and gravel chips.





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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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