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Offers Over £150,000








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9 Green Street, Forfar, DD8 3AR



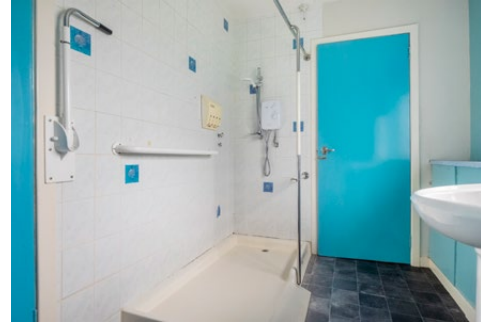
- End Terraced Villa
- Popular Location
- Living Room
- Dining Room/
Bedroom 4
- Kitchen
- 3 Bedrooms
- 2 Shower Rooms &
Downstairs WC
- Rear Porch
- Dbl Glaz, Gas CH
- Gardens

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Deceptively spacious stone-built end terraced villa located within easy reach of Forfar's town centre. The Angus town of Forfar offers a range of major amenities including supermarkets, local shopping and recreational amenities. There are good transport links to the surrounding areas while the nearby A90 dual carriageway connects to the cities of Dundee and Aberdeen making this an ideal commuter base. Schooling at primary and secondary level can be found within the town of Forfar.





The property benefits from gas central heating and a mixture of glazing types including some double and secondary glazed units. The accommodation lies over two levels with the ground floor accommodation accessed by a hallway. The hallway leads to an inner hall which has fitted storage space. The living room is access from the inner hall and is lit by a window to the front of the property. An adaptable room is accessed from the living room and could form a dining space or other uses such as forth bedroom or home working. The kitchen is equipped with a range of fitted units while a shower room and WC are also located on the ground floor. A rear porch provides access to the garden ground. Stairs lead to the upper level where three bedrooms are

found with two of the bedrooms having fitted storage space. Further generous storage space is accessed from the upper landing. A further shower room completes the accommodation on the upper floor.

The garden ground lies to the rear of the property and is ideally positioned with a west facing aspect. The mature gardens are laid mainly in lawn and paving together with plants, trees, shrubbery and a pond. A row of outbuilding lie within the rear garden and provide good external storage space.

For any enquiries or to arrange a viewing please contact us on 01307 461234.



Ground Floor



First Floor

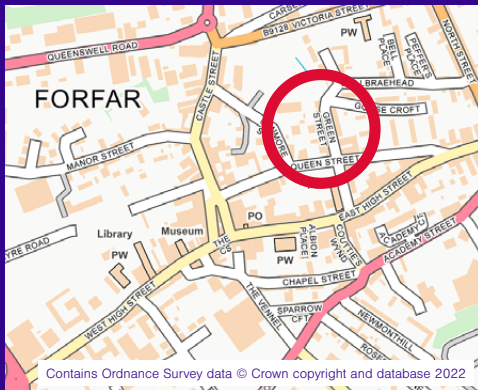




Accommodation (measurements are approx)

Living Room	4.71m x 4.76m	(15'5" x 15'7")
Dining Room/ Bedroom 4	2.78m x 4.38m	(9'1" x 14'4")
Kitchen	2.65m x 3.66m	(8'8" x 12'0")
Bedroom	2.70m x 4.85m	(8'10" x 15'11")
Bedroom	3.40m x 3.58m	(11'2" x 11'9")
Bedroom	3.23m x 3.51m	(10'7" x 11'6")
Shower Room	2.09m x 2.96m	(6'10" x 9'9")
Shower Room	2.00m x 2.97m	(6'7" x 9'9")
WC	1.72m x 1.73m	(5'8" x 5'8")
Rear Porch	1.92m x 3.89m	(6'4" x 12'9")





Aberdeen

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Aberdeen
AB11 6EN

Tel: 01224 452750

Dundee

30 & 34 Reform Street
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DD1 1RJ

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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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