

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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25 Station Road, Forfar DD8 3EP

- **Second Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Modern Shower Room**
- **2 Double Bedrooms**
- **Great Views**
- **Double Glazing**
- **Gas Central Heating EPC D**
- **Shared Garden & Shed**

Fixed Price £89,950

This extremely well proportioned top floor apartment forms part of a block of four in a sought after residential location within convenient distance of all services and amenities and enjoying open outlook over the town with south facing views towards Balmashanner and the Sidlaw Range, and views to the Angus Glens to front. Whitehills Primary School, Forfar Academy, County Buildings, and Whitehills Hospital are all within a short walking distance. 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 extensive well-proportioned accommodation throughout and benefits from gas fired central heating, double glazing, a modern dining size kitchen with integral oven and hob, a modern shower room with full wet wall, and two spacious double bedrooms, both with bay windows.

There is a large, shared garden to rear with timber shed.

This property must be viewed to fully appreciate the spacious nature of home being offered for sale.

Entrance Vestibule:

Double glazed UPVC exterior door. Stairs to hallway. Folding door to stairs. Hatch to loft storage space.

Lounge:

Approx. 4.94m x 5m. An excellent size public room. Double glazed window with south facing views over surrounding fields, and over the town towards Balmashanner Hill and Monument, and the Sidlaw Range.



Kitchen/ Dining:

Approx. 3.8m x 4m. Spacious kitchen /dining with double glazed windows, again with views over the town. Integral oven and gas hob. Recess for fridge freezer. Plumbed for washing machine. Space for table and chairs. Central heating combi boiler.



Shower Room:

Approx. 2.6m x 2.68m. Modern three piece white suite comprising WC, wash hand basin with storage below. Large walk in shower enclosure. Heated towel rail. Full wet wall. Useful shelved towel cupboard.



Box Room:

Approx. 2m x 1.25m. Electricity meter. Cloak rail and light. May be suitable for computer area.

Bedroom 1:

Approx. 4m x 5.27m. An excellent size double bedroom. Double glazed bay window to front enjoying again, views over the town to rear towards the Angus Glens. Large fitted wardrobe.

Bedroom 2:

Approx. 4.3m x 4.5m. Another excellent size double bedroom. Double glazed bay window to front, again enjoying the views over the town. Large, fitted wardrobes.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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 fixtures, 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:

Shared rear garden. Well maintained with lawn. Landscaping, gravel chips. Patio area. Bounded by a dry stane dyke to rear. Timber shed.



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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