

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**39 Potters Park Crescent, Forfar. DD8 1HH**

- **Detached Chalet Villa**
- **Hallway**
- **Lounge**
- **Sun Lounge/Dining Room**
- **Kitchen**
- **Bathroom**
- **4 Bedrooms**
- **Shower Room**
- **Gas Central Heating & Double Glazing, EPC E**
- **Gardens, Driveway & Garage**

**Fixed Price £229,950 (Home Report 235K)**

This extended, detached chalet style villa is situated in a popular and sought after residential location convenient for the town centre, shops, schools and all local amenities. Forfar offers a broad cross section of facilities and provides convenient access to the Dundee/Aberdeen A90 dual carriageway which connects to major routes north and south.

The property is an extended Betts Leven house style, which has sun lounge added to the rear. The range of public rooms and bedrooms can be adapted to suit individual purchasers' requirements. The subjects benefit from gas fired central heating, UPVC double glazing, fitted kitchen, ground floor bathroom at ground floor level, and shower room on the upper floor.

Externally there is driveway parking for multiple vehicles, leading to the single garage. The front gardens are laid to lawn with mature shrubs. The fully enclosed rear garden has decking and pergola and is laid mainly to lawn.

This is an excellent opportunity to obtain a spacious family home of this style and location, and viewing is highly recommended.

**Entrance Vestibule:** Cupboard housing fuse box and electricity meter. Opaque glazed door into hallway. Staircase to upper floor accommodation. Under stair storage cupboard.

**Lounge:** Approx 3.75m x 3.93m. Spacious public room with open plan layout to the sunlounge/dining.







**Sun Lounge/ Dining:**

Approx. 4m x 3.85m. Bright and spacious room with double glazed windows to side. Double glazed patio doors leading to the rear decking and enjoying a pleasant outlook over the garden grounds.

**Kitchen:**

Approx. 2.97m x 3.7m Fitted with a range of floor, wall, and drawer units. Integral double oven, microwave, gas hob and extractor hood. Ample space for further appliances. Integral fridge and freezer. Double glazed window. UPVC exterior door leading to the rear garden.







**Bathroom:**

Approx. 2m x 2m. Three piece white suite comprising WC, wash hand basin and spa bath. Shower over bath with shower curtain. Low maintenance ceiling. Fully tiled. Heated towel rail.

**Bedroom 1:**

Approx. 4.42m x 3.6m Spacious bedroom, which could also be used as a public room. Double glazed window to front.

**Bedroom 2:**

Approx. 3.23m x 3m. Double bedroom at ground floor level. Double glazed window to front. Triple door fitted wardrobes.



**Upper Floor Accommodation:**



**Shower Room:**

Approx. 1.7m x 1.5m. Three piece suite comprising WC, wash hand basin and shower cubicle. Fully tiled. Chrome heated ladder style towel rail.

**Bedroom 3:**

Approx. 3.96m x 3m. Double bedroom. Double glazed window to front. Wall to wall mirror fronted wardrobes.



**Bedroom 4:**

Approx. 2.7m x 3.4m. Another well proportioned room. Double glazed window to rear. Double fitted wardrobe. Cupboard into eaves storage.



**Outside:**

The front garden is laid to lawn with mature shrubs. Driveway parking for multiple vehicles leads to the single garage with power and light. Timber shed. Greenhouse with power. The rear garden is enclosed and laid out mainly to lawn with raised decking.





Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1010724 / Ref:86181)



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.

**Forfar Office:**

27 West High Street, Forfar, Angus, DD8 1BE  
Tel: 01307 464443 • Fax: 01575 520229

[forfar@taysidepropertyonline.com](mailto:forfar@taysidepropertyonline.com)

**Dundee Office:**

7 Ward Road, Dundee, DD1 1LP  
Tel: 01382 200411 • Fax: 01382 203033

[dundee@taysidepropertyonline.com](mailto:dundee@taysidepropertyonline.com)