



lindsays

12A Little Causeway,
Forfar, DD8 2AD

"Terraced Townhouse in central residential area of Forfar"

- Hallway
- WC
- Lounge with Open Plan Kitchen Dining
- Double Bedroom
- Ensuite Shower Room
- Double Glazing
- Gas Central Heating

EPC Rating Band B

OFFERS OVER £110,000



Description

Lindsays are delighted to offer to the market this recently decorated one bedroom terraced townhouse in central Forfar and is ideally located with ease of access to local amenities such as shops, pubs, and public transport. The property benefits from double glazing and gas central heating. Included in the sale are all white goods, floor coverings, light fittings and blinds where fitted.

The property is in move in condition throughout and is split over two levels, the ground floor comprises: Hallway, WC and a bright and spacious lounge with open plan kitchen and dining area. Upstairs is the large double bedroom with great storage above the stairs and shower room ensuite.

Externally Little Causeway is a beautiful conservation area with a cobbled street where parking is available.

This property would suit a first time buyer, investor or someone looking to downsize and early viewing is recommended to appreciate the character this property has to offer.

Area

Forfar has many local amenities and a choice of supermarkets, library, community hospital, three medical practices, a veterinary practice, both Primary and Secondary schools, police station, and a range of other services. There is a swimming pool and a leisure centre and a sailing club on Forfar Loch and Country Park. The A90 dual carriageway allows easy access to both Dundee and Aberdeen. There are regular rail services from Dundee and Arbroath to Aberdeen, Glasgow and Edinburgh. Aberdeen and Edinburgh Airports have a range of domestic and European flights.

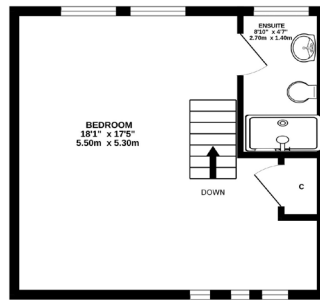
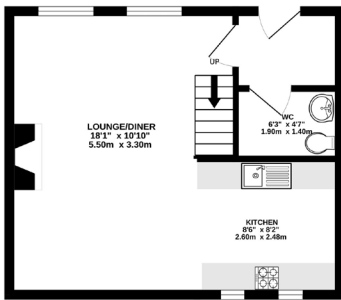
Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of date, window, doors 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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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.