



**3 KIRKTON PARK, FORFAR DD8 2BY
OFFERS OVER £90,000.00**



HOME REPORT VALUATION £90,000.00

EPC RATING E



This spacious three-bedroom terraced villa is located in a well established residential area near the centre of Forfar. The property is a short walk to many amenities including grocery stores, medical centres, pharmacy and Bowling Club. There is also easy access to the library, Golf Club, Forfar Loch Country Park and Whitehills Hospital. In addition, there are bus links to Dundee City Centre and the surrounding towns.

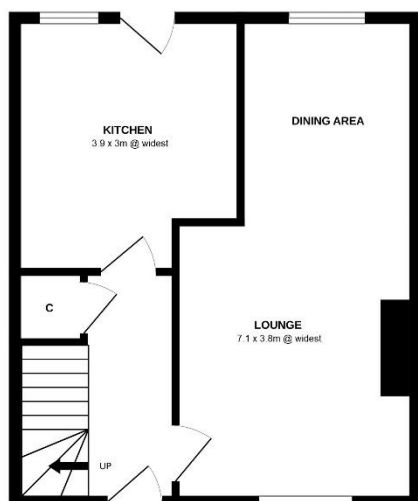
The property enters to the hallway which provides access to the lounge and kitchen. The large lounge spans the full depth of the property having windows to both the front and rear overlooking the gardens. The lounge has ample space to accommodate a lounge area along with space for dining. The kitchen has been fitted with both wall and base units and a breakfast bar and also provides access to the rear garden.

The upper floor of the accommodation is home to the three bedrooms and the bathroom. The main bedroom is found at the front of the property and benefits from its south-facing window allowing for natural light to enter the room. The second bedroom to the rear of the property is of a similar size and has its own built-in storage cupboard. The third bedroom would make a good home office or spare single room. The bathroom has been fitted with a three-piece white suite with a shower over the bath, folding shower screen, tiled flooring and walls.

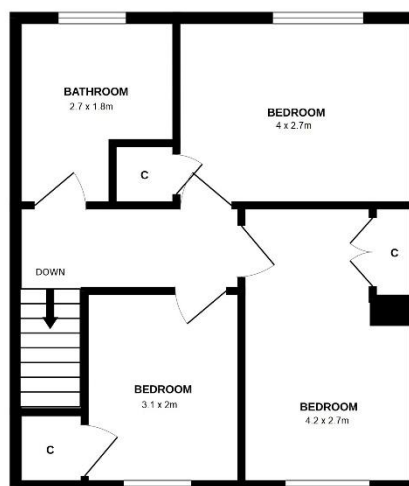
The property benefits from having both front and rear outdoor space. The front garden has a small patio area and whipping flower beds with mature shrubs. The rear garden has a large patio area and lockable outdoor storage.

Early viewing is highly encouraged to fully appreciate the property's potential and its excellent location.

GROUND FLOOR



1ST 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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