

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



133 Threwells Drive, Forfar DD8 1ER

- **Maisonette Apartment**
- **Hallway**
- **Lounge**
- **2 Bedrooms**
- **Bathroom**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Secure Entry System**
- **Shared Drying Area**
- **Store**
- **Stunning Views**

Offers over £70,000

This two storey maisonette is situated in a popular residential location, convenient for all local amenities and services including shops, schools, and public transport. 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 deceptively spacious accommodation over two floors, and benefits from security entry system, gas fired central heating and double glazing, cladding insulation and newly fitted carpets. The property enjoys views over the town towards the surrounding countryside, and Angus Glens.

Outside there is a shared drying area and shed.

This is an excellent opportunity to obtain spacious accommodation over two floors, at an affordable price and would suit a number of purchasers including first time and buy to let.

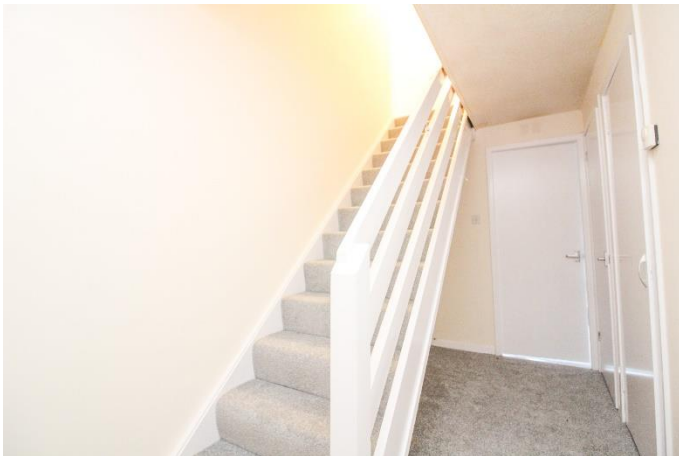
Entrance Hallway: Staircase to upper floor accommodation. Cupboard housing electricity meter. Two large storage cupboards.

Lounge: Approx. 4.8m x 4.23m. An excellent size public room. Dual aspect double glazed windows to front and side enjoying rooftop views over the town towards the surrounding countryside and Angus Glens.



Kitchen:

Approx. 4m x 3m at widest point. L shaped room. Fitted with a range of floor, wall, and drawer units. Tiling to splash back. Double glazed window to front. Extractor fan. Ample space for further appliances.



Upper Floor Accommodation:

Upper Floor Landing:

Two large storage cupboards. Boiler cupboard housing central heating boiler and hot water cylinder.

Bedroom 1:

Approx. 3.82m x 2.82m. Spacious double bedroom. Double glazed window to front. Double wardrobe and single wardrobe.

Bedroom 2:

Approx. 4.82m x 2.73m. Another good size double bedroom. Double glazed window to side, again enjoying views. Double fitted wardrobe.

Bathroom:

Approx. 1.8m x 1.9m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with folding shower screen. Part tiled. Extractor fan. Double glazed frosted window to side.



Outside:

Shared drying area. Shed.



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All you need



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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