

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## 9 Headingstone Place, Forfar, DD8 3DS

- End Terraced Bungalow
- Hallway
- Lounge
- Kitchen Dining
- 2 Bedrooms
- En Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Gardens, Driveway & 2 Garages

Price to be confirmed



This beautifully presented end terraced villa is situated in a central location, convenient for all local amenities including shops, schools, and public transport. Forfar offers a broad cross section of amenities and provides including major supermarkets, independent retailers, cafes, bars, Country Park, Community Campus, and Ice Rink.

The property has been modernised and upgraded by the present owners to a high standard and can be described as in ready to live in condition. Features include quality double glazing, modern dining kitchen with integrated appliance, solid oak flooring in public areas, modern bathroom and en suite, oak finish internal doors.

Fully enclosed garden with Monoblock courtyard with parking for a number of vehicles and leading to both garages. External staircase to front entrance and further entrance from Headingstone Place. Low maintenance, beautifully landscaped gardens.

This is truly an exceptional home which can only be appreciated by internal inspection.

**Hallway:**

UPVC exterior door. Solid oak flooring. Further to UPVC door to side entrance. Hatch to loft. Large cloak cupboard also housing the gas combi boiler.

**Lounge:**

Approx. 5.5m x 5m. Bright and spacious public room with double glazed south facing windows to front. Double glazed patio door to side. Solid oak flooring. Fire surround and marble inset with electric flame effect fire.





**Kitchen Dining:**

Approx. 5.1m x 3.2m. Modern fitted kitchen with solid walnut doors and drawer units. Granite worksurfaces. Space for large table and chairs. Integral oven, induction hob, extractor, dishwasher, washing machine and wine cooler. Two double glazed windows to side with rooftop views over the town towards Balmashanner. Low maintenance ceiling.



**Inner Hallway:**

Storage cupboard. Solid oak flooring. Hatch to loft.

**Bedroom 1:**

Approx. 5m x 2.8m. Spacious double bedroom with double glazed window to front.



**En Suite:**

Approx. 2.5m x 2m. Modern fully tiled shower room with three piece suite comprising WC, Wash hand basin set with storage units below and above and large shower enclosure. Heated towel rail. Double glazed window to rear.





**Bedroom 2:**

Approx. 3.57m x 2m. Single bedroom with two double glazed window with fitted wardrobe. Double glazed window to front.



**Bathroom:**

Approx. 2m x 2m. Modern bathroom with three piece suite comprising WC, wash hand basin in fitted units, P Shaped bath with shower over bath and screen. Double glazed window to rear. Full wet wall panelling. Low maintenance ceiling. Heated towel rail. Extractor fan. Illuminated mirror.





**Outside:**

Gate access to large Monoblock courtyard and parking area with parking for multiple vehicles and leading to the double garage with single door, insulated and heating and the large, detached garage both with power. Gardens to front with two stores and lawn. Property accessed by external staircase. Garden sectioned and laid out for ease of maintenance and with artificial grass, paving stones, and gravel chips. Greenhouse.







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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