

# Property for Sale



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**46 West High Street, Forfar DD8 1BA**

- **First Floor Apartment**
- **Secure Entry**
- **Hallway**
- **Lounge/Dining Room**
- **Kitchen**
- **Bathroom/Utility**
- **Boxroom/Office**
- **2 Double Bedrooms with Fitted Wardrobes.**
- **Double Glazing & Gas Central Heating**
- **Shared Gardens. Store & Communal Outhouse EPC C**

**Offers over £80,000**

This well presented first floor apartment occupies a prime central location, convenient for all local amenities and services, including shops, bars cafes, supermarkets 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 spacious and well-proportioned accommodation throughout and is in good decorative order. The subjects benefit from gas fired central heating with combi boiler, double glazing, spacious lounge/dining room, modern fitted kitchen with integral oven, induction hob and extractor hood, modern bathroom with utility area, two double bedrooms, both with fitted wardrobes, and a useful box room which can be used as a study or utility and has power and light. The rear gardens are well maintained shared with communal outhouse and external store.

This is an excellent opportunity for a number of purchasers including first time and buy to let, and viewing is highly recommended.

**Entrance Hallway:** All accommodation leading off. Cupboard housing fuse box and electricity meter. Secure entry system.

**Lounge/Dining:** Approx. 4.3m x 4m at widest point. Spacious public room. Double glazed window looking to front.





**Kitchen:**

Approx. 3.33m x 2.1m. Fitted with a range of modern floor, wall, and drawer units. Integral oven, induction hob, extractor hood and fridge. Plumbing for washing machine. Part tiled. Wall mounted central heating combi boiler. Bowl sink and drainer with mixer tap. Double glazed window looking ton rear garden.



**Bathroom:**

Approx. 3.33m x 1.6m. Three piece modern white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Extractor fan. Utility area with space for tumble dryer, and shelved storage.



**Bedroom 1:**

Approx. 3.55m x 3.9m. Spacious double bedroom. Double glazed window to rear. Recessed fitted wardrobe with shelving and hanging rail. Further shelved storage cupboard.



**Bedroom 2:**

Approx. 3.15m x 3.9m. Another spacious double bedroom. Double glazed window to front. Under window recess. Storage cupboard also housing gas meter. Recess wardrobes with shelving and hanging rail.



**Box Room/ Study/Utility:**

Approx. 1.5m x 1.2m. Has power and light. Currently housing a freestanding freezer and desk.





**Outside:**

Well-maintained shared garden. Communal outhouse and store.



*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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