

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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26 Ivy Road, Forfar DD8 3EG

- **Semi Detached Villa**
- **Hallway**
- **Lounge**
- **Dining Room**
- **Kitchen**
- **Shower Room**
- **3 Bedrooms**
- **Gas Central Heating**
- **Double Glazing, EPC D**
- **Low Maintenance Gardens & Shed**
- **Close to All Amenities**

Offers around £145,000

This spacious semi-detached villa occupies an off-street location enjoying an open outlook over green space in a much sought after residential location, convenient for all local amenities and services, including shops, schools, Whitehills Primary school, and public transport. Forfar offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee Aberdeen dual carriageway which connects to major routes north and south.

The property benefits from gas fired central heating and double glazing. In need of a degree of updating the property offers the buyer excellent potential to put their own mark on this well proportioned home.

Externally there is enclosed low maintenance garden to front in gravel chips with planting borders to side. The rear garden is enclosed and again laid out for ease of maintenance in paving stones, with shed and planting borders.

This is a rare opportunity to obtain a three bedroom home in this location and viewing is highly recommended.

Entrance Hallway: Bright and spacious hallway. Double glazed window to front. Exterior door. Staircase to upper floor accommodation.

Lounge: Approx. 4.2m x 3.5m. Spacious public room. Double glazed window to front enjoying an open outlook. Fireplace. Display divider leads to the dining room.



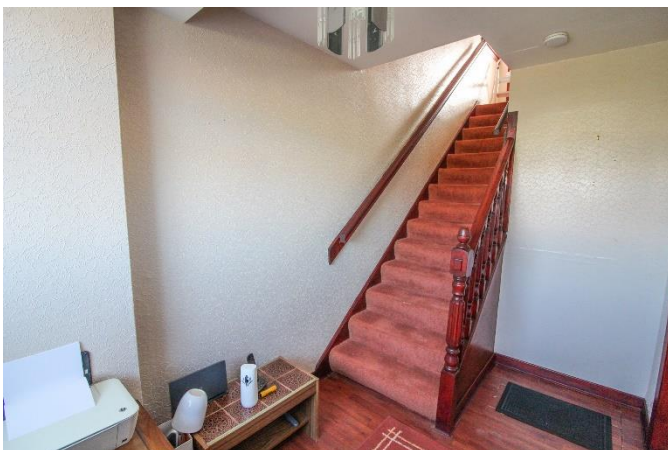
Dining Room:

Approx. 3m x 2.91m. Another spacious public room. Double glazed window to rear.



Kitchen:

Approx. 3.2m x 2.85m. Fitted with a range of floor, wall, and drawer units. Tiling to splash back. Double glazed window to rear. Double glazed exterior door. Access to a large under stair storage cupboard, housing the central heating boiler. Large broom cupboard also housing fuse box and meters.



Upper Floor Accommodation:

Upper Floor Landing:

Double glazed window to side. Hatch to loft storage space.

Shower Room:

Approx. 2m x 1.87m. Modern three-piece white suite comprising WC, wash hand basin and shower cubicle. Part wet wall. Part tiled. Double glazed frosted window to rear.



Bedroom 1:

Approx. 2.98m x 3.34m. Spacious double bedroom. Double glazed window to front. Double fitted wardrobe.



Bedroom 2:

Approx. 4m x 3.2m. Another spacious double bedroom. Double glazed window to rear. Double fitted wardrobe.



Bedroom 3:

Approx. 2.65m x 3m at widest. Another well proportioned room. Double glazed window to front.

Outside:

The enclosed front garden is low maintenance with gravel chips and planting borders to side. The enclosed rear garden is easily maintained with paving stones and planting borders. Shed.

GROUND FLOOR



1ST FLOOR



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