



**lindsays**

**8 Mount Feredith,  
Forfar, DD8 2BD**

*"Spacious Two Storey Apartment in a popular residential area"*

- Hallway
- Lounge
- Kitchen Dining
- 2 Double Bedrooms
- Dining Room/Bedroom
- Ensuite Shower Room
- Bathroom
- Double Glazing & Gas Central Heating
- Communal Gardens
- Garage

EPC Rating D

**FIXED PRICE £165,000**





## Description

Lindsays are delighted to offer to the market spacious two/three bedroom Two Storey Apartment situated within a traditional divided Victorian building. Located in a popular residential area of Forfar with local amenities such as schooling, shops, pubs/cafes, and the popular Reid Park all nearby. The property benefits from gas central heating and new double glazing windows throughout. Included in the sale are all floor coverings, light fittings and blinds where fitted along with the dishwasher, washing machine and tumble dryer.

The property is in move in condition throughout and is split over two levels and the entrance level comprises: Hallway with a large landing providing good storage and lovely features such as a useful alcove and beautiful staircase. Bright and spacious lounge with, high ceilings, fireplace, and stunning views, fitted kitchen with ample counter and cupboard space, more views and plenty of space for dining. A dining room which could be used as a generous third bedroom and a tiled family bathroom with shower over the bath. The lower level has more useful storage under the stairs, a guest bedroom with free standing wardrobes & drawers included in the sale and the large master bedroom with shower room ensuite and chrome towel rail.

Externally there is a large communal well maintained communal gardens to the front, rear and side of the property that is mainly laid in lawn with mature plants, trees, and shrubs. There is also a private garage.

This property has many lovely features and would be suited to a variety of purchasers, viewing is highly recommended to appreciate the quality and space of property on offer.

## Area

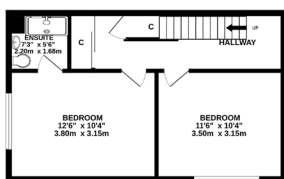
Forfar has many local amenities and a choice of supermarkets, library, community hospital, three medical practices, a veterinary practice, both Primary and Secondary schools, police station, and a range of other services. There is a swimming pool and a leisure centre and a sailing club on Forfar Loch and Country Park. The A90 dual carriageway allows easy access to both Dundee and Aberdeen. There are regular rail services from Dundee and Arbroath to Aberdeen, Glasgow and Edinburgh. Aberdeen and Edinburgh Airports have a range of domestic and European flights.

## Viewing

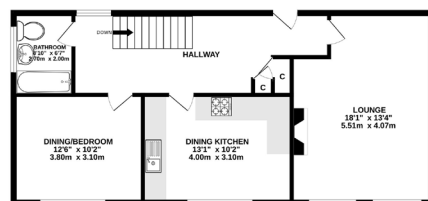
By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



BASEMENT LEVEL



GROUND FLOOR



We did 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.