

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



17 Priory Court, Forfar. DD8 2EA

- **Ground Floor Flat**
- **Hallway**
- **Lounge/Dining Room**
- **Modern Fitted Kitchen**
- **Modern Shower Room**
- **Double Bedroom**
- **Electric Wet Central Heating & Double Glazing, EPC E**
- **Shared Gardens, Private Store**
- **Residents Parking**

Offers over £65,000

This well presented ground floor apartment is situated in a prime central location within walking distance of all local amenities and services. 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 is in good decorative order throughout and has secure entry system. Features include electric wet central heating system with recently installed boiler, modern fitted kitchen with integral oven, hob and extractor hood, modern shower room, spacious double bedroom with two double fitted wardrobes and lounge/dining which enjoys views over the town.

There is an allocated drying area and well maintained shared garden grounds. External store with power and light. Residents Parking.

This is an excellent opportunity for a number of purchasers including first time and retirement and viewing is highly recommended.

Entrance Hallway:

Bright and spacious hallway. Exterior door. Large storage cupboard also housing fuse box and electricity meter. Further shelved broom/cloak cupboard. Cupboard housing central heating electric boiler.

Lounge/Dining:

Approx 4.7m x 3.47m. Bright and spacious public room with double glazed window to front with rooftop views over the town towards Sidlaw range. Double glazed window to side.



Kitchen:

Approx. 2.93m x 2.27m. Modern recently installed fitted kitchen with range of floor, wall and drawer units. Integral oven, hob and extractor hood. Plumbed for washing machine. Free standing fridge/freezer. Double glazed window to front.

Shower Room:

Approx. 2.97m x 1.57m. Recently installed modern shower room comprising WC, wash hand basin and shower cubicle. Part wet wall. Low maintenance ceiling. Extractor fan. Double glazed frosted window to front.



Bedroom:

Approx. 3.85m x 2.95m. Spacious double bedroom. Double glazed window to front. Two double fitted wardrobes.





Outside:

Shared drying area and garden grounds with allocated drying space.

Approximate Gross Internal Area = 47.0 sq m / 506 sq ft

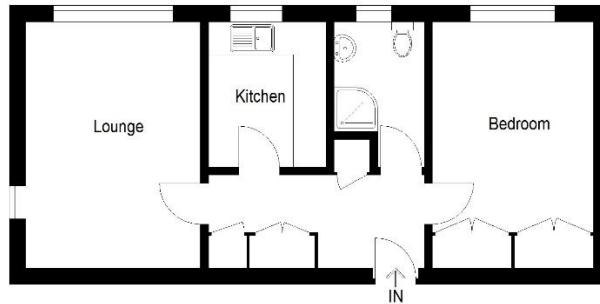


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Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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