

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**61 Old Halkerton Road, Forfar DD8 1HJ**

- **Semi Detached Chalet Villa ( Bett's Almond)**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Dining Room**
- **Shower Room**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC D**
- **Gardens Front & Rear**
- **Driveway & Part Constructed Garage**

**Offers over £147,000 ( HR Value 155K)**

This semi detached chalet villa is situated in a popular residential location within convenient distance of all local services and amenities. 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 the ever popular Betts Almond house style which can be adapted to suit the individual purchaser's requirements. The subjects benefit from gas fired central heating, with combi boiler, and UPVC double glazing with replacement doors. Whilst in need of some cosmetic upgrading, the property will make an ideal family home over two floors.

Externally there is garden to front and driveway parking for multiple vehicles to side, leading to the part constructed single garage, the rear garden is fully enclosed.

This is an excellent opportunity to purchase a family home of this style and location, and viewing is recommended to see the property's full potential.

**Entrance Hallway:** Double glazed UPVC exterior door. Double glazed window to front. Staircase to upper floor accommodation. Under stair recess with cupboard housing the electricity meter.

**Lounge:** Approx. 3.75m x 4.23m. Spacious public room. Double glazed window to front.

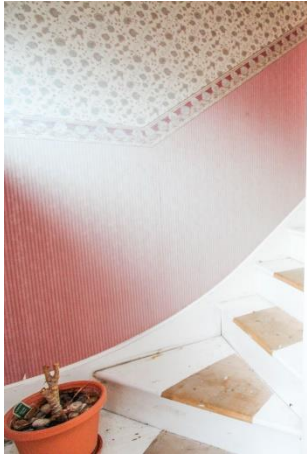


**Kitchen:** Approx. 3.2m x 2.78m. Fitted with a range of base and wall storage units. Tiling to splash back. Integral oven, hob, and extractor hood. Plumbed for automatic washing machine. Double glazed window and UPVC exterior door to rear.

**Dining Room:** Approx. 3.6m x 2.55m. Double glazed window to rear.

**Shower Room:** Approx. 2m x 1.97m Fitted with three piece white suite comprising WC, wash hand basin in a range of fitted units, and shower cubicle. Full wet wall panelling. Low maintenance ceiling.

**Upper Floor Accommodation:**

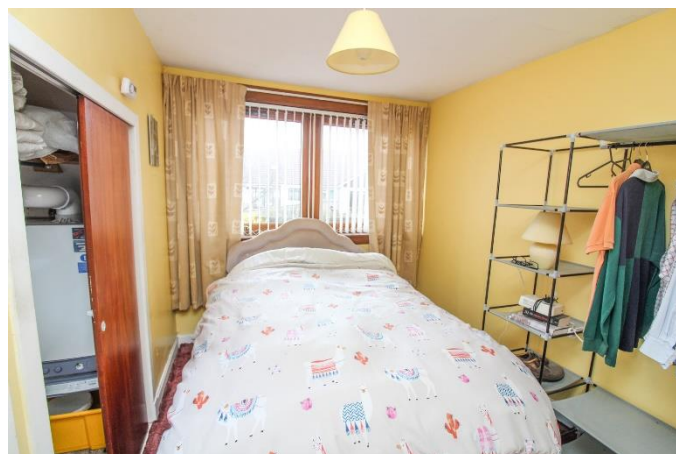


**Upper Floor Landing:**

Hatch to loft storage space. Double glazed window to side. Large, shelved cupboard above stairs.

**Bedroom 1:**

Approx. 2.53m x 3.6m at widest. Spacious room. Double glazed window to front. Double fitted wardrobe.



**Bedroom 2:**

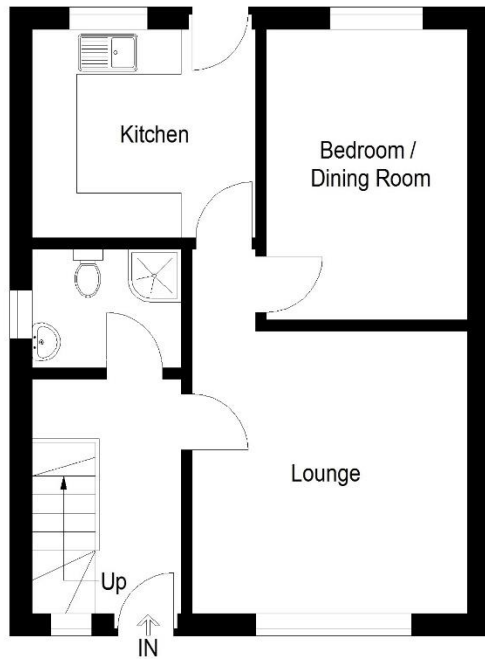
Approx. 3.93m x 2.65m. Double bedroom. Double glazed window to rear with rooftop views towards Balmashanner. Double fitted wardrobes.

**Bedroom 3:**

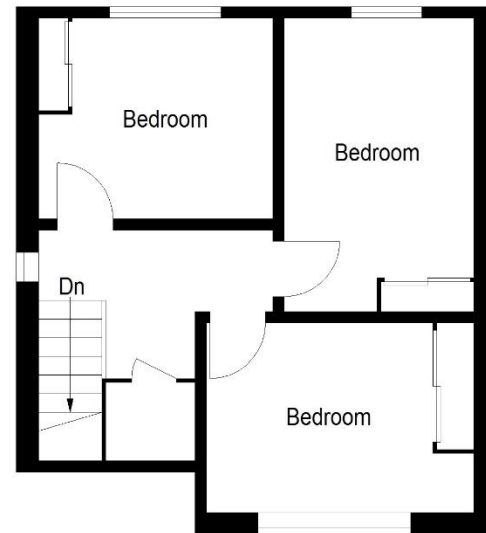
Approx. 2.97m x 2.5m. Another double bedroom. Double glazed window to rear, again with views. Wardrobe with double glazed window to side, also housing the gas central heating boiler.

**Outside:**

The front garden is laid in gravel chips with shrubs. Gravel chip driveway to side leads to the part constructed garage. Enclosed rear garden is laid in borders, gravel chips and raised planting borders.



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID1062036 / Ref:87498)



*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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