

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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**49a North Street, Forfar DD8 3BH**

- **First Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **Double Bedroom**
- **Gas Central Heating, EPC C**
- **Double Glazing**
- **Private Garden & Store**
- **Close to all Amenities**

**Offers over £55,000**

This spacious first floor, main door apartment is situated in a popular residential location and within walking distance of the town centre and all local amenities and services, including shops, public transport, and major supermarkets. 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 well-proportioned accommodation throughout, and benefits from gas fired central heating with combi boiler and double glazing. Externally there is private area of garden ground laid to lawn, and external store.

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

**Entrance Hallway:** Double glazed exterior door. Hatch to loft space which has light. Cupboard housing fuse box and electricity meter.

**Lounge:** Approx.3.85m x 4.4m. Spacious public room. Double glazed window to front with window display shelf. Cupboard housing gas meter.



**Kitchen:**

Approx. 3.3m x 1.95m. Fitted with modern base, drawer, and high level storage units. Integral oven, hob, and extractor hood. Wall mounted gas central heating combi boiler. Plumbed for washing machine. Double glazed window to front.



**Shower Room:**

Approx. 1.65m x 1.4m. Three piece suite comprising WC and wash hand basin. Shower cubicle with wet wall. Mirror and shaver/light unit.

**Bedroom:**

Approx. 4.93m x 3.5m. A bright and spacious double bedroom. Double glazed window to rear. Two fitted wardrobes with overhead storage.



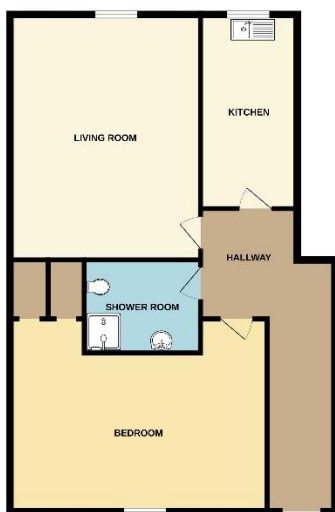
**Outside:**

Private area of garden ground to rear. External store.





FIRST FLOOR



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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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