

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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25A Manor Street, Forfar, DD8 1BR

- **Ground Floor Flat**
- **Hallway**
- **Lounge & Open Plan Kitchen**
- **Double Bedroom**
- **Shower Room**
- **Double Glazing, EPC D**
- **Gas Central Heating**
- **Close to all Amenities**
- **Ideal First Time Buy or Buy to Let**

FIXED PRICE £53,000

This main door ground floor flat is situated in a popular residential location within walking distance of the town centre and all 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 offers spacious accommodation at ground floor level and benefits from double glazing and gas fired central heating.

The property will make an ideal first time or buy to let purchase and viewing is recommended.

Entrance Vestibule: Double glazed wood grain effect UPVC exterior door. Large under stair storage cupboard. Glazed door to inner hallway.

Inner Hallway: Shelved storage cupboards. Access to Lounge/Kitchen.

Lounge/Kitchen: Approx. 4.47m x 4.53m. Spacious Lounge with open plan Kitchen with a range of floor, wall and drawer units. Integral oven, gas hob and extractor hood. Tiling to splash back. Double glazed window to side. Lounge has gas fire and further double glazed window to side. Access to bedroom.



Bedroom:

Approx. 4.48m x 3.95m. Excellent size double bedroom. Double glazed window to side. Shelled storage cupboard and cupboard housing gas central heating combi boiler.



Shower Room:

Approx 2.95m x 1.24m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Double glazed frosted window to side.



Illustration For Identification Purposes Only.
Not To Scale (ID:1060106 / Ref:87444)



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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