

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



1 Back Wynd, Queen Street, Forfar DD8 3AQ

- **Ground Floor Flat**
- **Secure Entry System**
- **Hallway**
- **Lounge**
- **Open Plan Kitchen**
- **Bathroom with Shower**
- **Double Bedroom**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Allocated Parking Space & Communal Grounds**
- **Ideal First Time, Retirement or Buy to Let Purchase**

Offers over £75,000

This well presented ground floor apartment forms part of a modern block in a prime central location convenient for all local amenities and services including shops, supermarkets, and public transport. 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 and well-proportioned accommodation at ground floor level, and benefits from gas fired central heating with combi boiler, UPVC double glazing, fitted kitchen with integral oven, hob, extractor and freestanding washing machine, modern bathroom with shower, and secure entry system.

There is a factor over the property and details can be found within the Property Questionnaire of the Home Report

Externally there is allocated parking space, and communal garden grounds. This is an ideal property for the first time buyer, or buy to let purchaser, and viewing is recommended.

Entrance Hallway: Secure entry and CCTV system. Shelved storage cupboard also housing fuse box.

**Lounge/
Open Plan Kitchen:** Approx. 4.63m x 6.7m at widest points. Two clearly defined areas. Lounge has double glazed windows to front and side and is carpeted. Kitchen is fitted with a range of modern floor, wall, and drawer units. Integral electric oven, hob, and extractor hood. Washing machine included (no warranties given) Tiling to splash back. One and half sink and drainer. Linoleum flooring.





Bedroom:

Approx. 3.13m x 3.9m. Well proportioned double bedroom. Double glazed window to front. Double fitted wardrobe, also housing the central heating combi boiler.



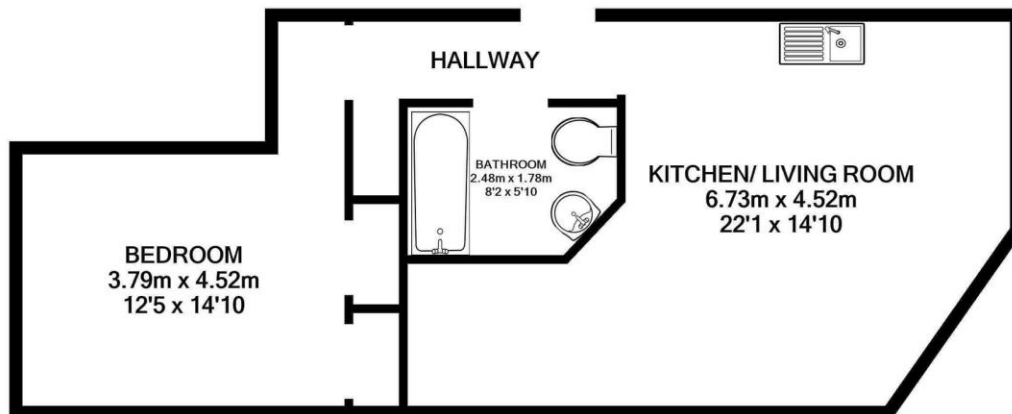
Bathroom:

Approx. 2.36m x 1.85m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled. Extractor fan. Mirror fronted medicine cabinet.



Outside:

Common garden areas. Allocated parking space.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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