

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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14 Don Street, Forfar DD8 3HA

- **Ground Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **4 Bedrooms**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Shared Garden**

Offers over £119,000 (HR Value 125K)

This deceptively spacious ground floor apartment is situated in a popular residential location within convenient walking distance of the town centre, independent retailers, transport links, schools, 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 very well proportioned and extensive accommodation at ground floor level and has been well maintained by the present owner. The subjects benefit from gas fired central heating, UPVC double glazing, a dining size kitchen, luxury bathroom with shower, and four good sized bedrooms. Externally there are low maintenance shared gardens to rear, and external store.

This property will suit a number of purchasers including first time, family, buy to let, or those looking for ground floor accommodation. Viewing is therefore highly recommended.

Entrance Hallway:

Double glazed UPVC exterior door with side panel. Double louvre door cloak cupboard. Shelled linen cupboard. Further shelved storage cupboard with overhead storage.

Lounge:

Approx. 4m x 3.95m. Spacious public room. Two double glazed windows to front, both with window display shelves. Feature fire surround and display plinth.



Kitchen/ Dining:

Approx. 3.8m x 3.82m. Fitted with a range of modern floor, wall, and drawer units. Plumbed for washing machine. Space for slot in cooker. Tiled to splash back. Extractor hood. Integrated fridge and freezer. Large larder cupboard. Exterior door to side.



Bathroom:

Approx. 2.12m x 2.2m. Recently installed luxury bathroom with three piece suite comprising WC and wash hand basin in range of fitted units. Bath. Shower over bath with shower screen. Fully tiled, with wet wall around bath and shower area. Chrome heated ladder style towel rail. Double glazed frosted window to rear. Illuminated blue tooth mirror. Low maintenance ceiling.



Bedroom 1:

Approx. 3.82m x 3.22m. Spacious double bedroom. Double glazed window to front. Double fitted wardrobes. Freestanding fitted wardrobes included.



Bedroom 2:

Approx. 3.9m x 2.98m. Another spacious double bedroom. Double glazed window to front.



Bathroom 3:

Approx. 3.85m x 2.78m. Another double bedroom. Double glazed window to rear. Large deep double fitted wardrobe.



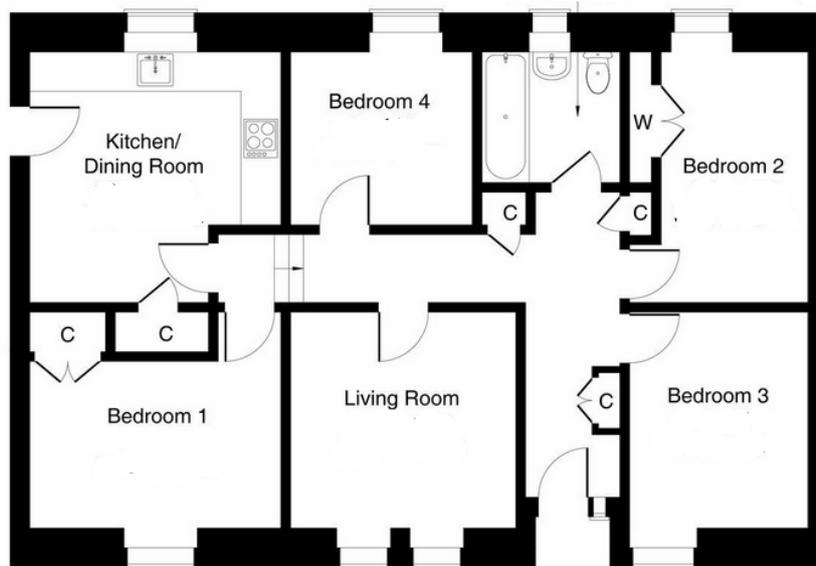
Bedroom 4:

Approx. 2.9m x 2.4m. Another spacious bedroom. Double glazed window to rear.



Outside:

Low maintenance shared gardens to rear with drying area. External store.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.



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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