



Solicitors & Estate Agents



**16 Victoria Street, Forfar,  
DD8 3BA.**

**EPC - C**

Offers Over **£85,000**

# 16 Victoria Street, Forfar

2 bedroomed ground floor flat

## Overview

- ground floor flat
- 2 Bedrooms
- Good sized lounge
- Kitchen
- Shower Room
- Gas Central Heating
- Double Glazing
- Shared Garden to rear
- Close to amenities



*A well-presented spacious property situated in a quiet area of Forfar.*



A lovely 2 bedroomed ground floor flat, sitting at the top of Victoria Street, Forfar which would be ideal as a first time buy or for a small family.

The property has a good-sized lounge, 2 large bedrooms, shower room and kitchen. There is gas central heating and double glazing throughout.

To the rear of the property there is a south facing shared drying area with allocated space and a small border for you to lay out as you wish. There is also a border along the front of the property which is currently laid in gravel for ease of maintenance.



### ***Included***

Included in the sale is a stand alone cooker with hob and washing machine. Curtains and fixtures are also included.

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Do not hesitate to contact Shiells on 01356 622171 to arrange a viewing.

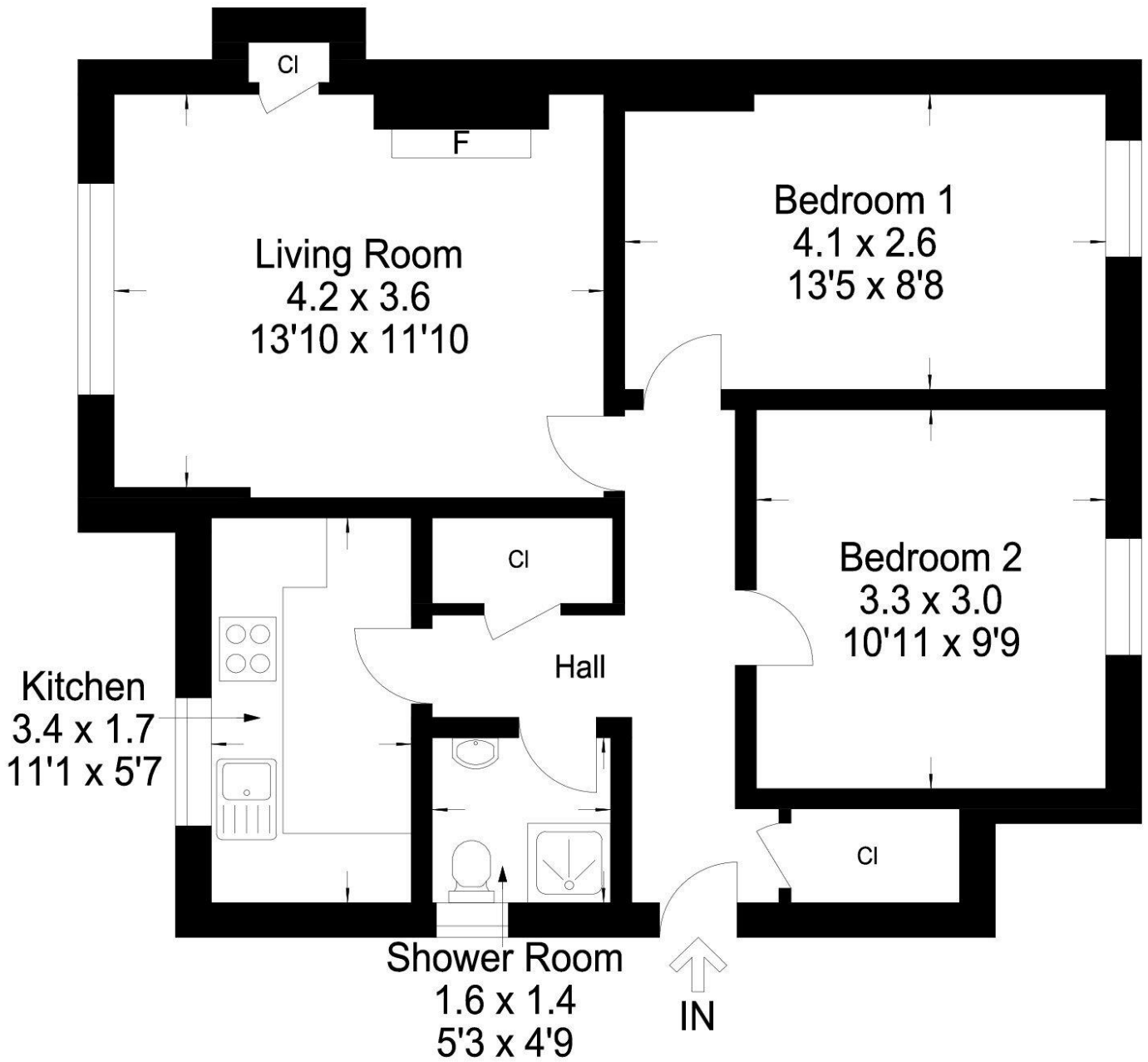


### **Directions**

On entering Forfar, make your way Castle Street, at the Stag Hotel turn right into Victoria Street.

The Property is approximately 40 feet from the junction with North Street and is situated on the right-hand side opposite Tweedmill Brae.

The flat is the first in the block with the door positioned on the side of the property.



**VistaBee**



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of the plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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### Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 5 days a week. Get in touch today!

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.