

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



15 Newmonthill, Forfar DD8 2BH

- **End Terraced Villa**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **2 Double Bedrooms**
- **Four Piece Bathroom**
- **UPVC Double Glazing**
- **Gas Central Heating, EPC D**
- **Low Maintenance Gardens to Front & Rear**

Offers over £100,000

This well presented end terraced villa is situated in a popular residential location, only a few minutes' walk from the town centre and all local amenities and services including shops, schools, 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 over two floors, and benefits from UPVC double glazing and gas fired central heating, a modern fitted kitchen, two double bedrooms, both with fitted wardrobes and four piece bathroom with spa bath. Externally there are low maintenance gardens to both front and rear.

This is an excellent opportunity to obtain a spacious home which may suit a number of purchasers including first time, family or buy to let.

Entrance Hallway:

UPVC double glazed exterior door, and frosted side panel providing natural light. Staircase to upper floor accommodation. Useful cloak cupboard also housing electricity meter and fuse box.

Lounge:

Approx. 4.33m x 4.2m. Spacious public room. Double glazed picture windows to front. Split pane bevel glass double doors to kitchen.



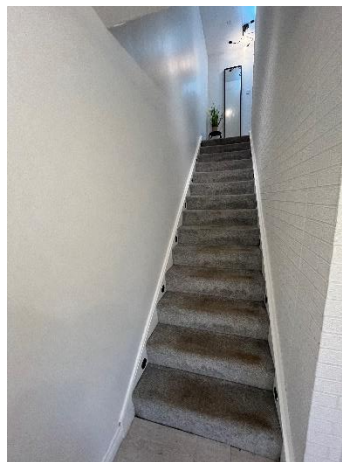
Kitchen dining:

Approx. 4.44m x 2.76m. Fitted with modern floor, wall, and drawer units. Co-ordinated work surface and splash back. One and half sink and drainer with mixer tap. Integral washing machine, fridge, and dishwasher. Range style cooker with seven ring gas hob and canopy extractor hood with stainless steel splash back. Double glazed window to rear enjoying views over the town.



Rear Vestibule:

Double glazed exterior door. Under stair storage cupboard.



Upper Floor Landing:

Hatch to loft storage space.

Bathroom:

Approx. 1.8m x 2.76m. Four piece white suite comprising WC, wash hand basin, spa bath and shower cubicle with wet wall. Fully tiled. Double glazed frosted window to rear.





Bedroom 1:

Approx. 4.34m x 3m. Spacious double bedroom. Double glazed window to front. Double fitted wardrobes. Large, shelved wardrobe above stairs. Shelved linen cupboard.



Bedroom 2:

Approx. 3.48m x 3.6m. Double bedroom. Double glazed window to rear.



Outside:

Small area of garden ground to front with raised borders with artificial grass. The rear garden is fully enclosed. Laid out in gravel chips for ease of maintenance and screened by high wall.



GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other areas are approximate and we accept no responsibility to cover for any errors, omissions or mis-statements. This plan is for guidance purposes only and should not be used as a basis for any professional purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee can be given as to their operability or otherwise save the goods.
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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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