

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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23 Teuchatcroft Forfar, DD8 1JJ

- **Semi Detached Villa**
- **Hall**
- **Lounge**
- **Kitchen**
- **Rear Vestibule & Storage**
- **2 Double Bedrooms**
- **Bathroom**
- **Double Glazing**
- **Electric Heating, EPC E**
- **Low Maintenance Gardens**

Fixed Price £95,000 (Recent Home Report value 100K)

This semi detached villa is situated in a popular residential location, convenient for all local amenities including shops, town centre, public transport and Langlands Primary School. 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 (still under guarantee) and electric heating and UPVC external eaves. Whilst in need of some cosmetic modernisation, the property offers the potential purchaser a blank canvas to adapt to their own style. The rear hallway and large storage cupboards have potential for conversion to further accommodation as can be observed in similar neighbouring properties.

The gardens to both front and rear have been laid out with ease of maintenance in mind.

This is an ideal home for families, first time buyers and buy to let and viewing is recommended.

Hallway: Double Glazed Exterior Door. Double glazed window to front. Staircase to upper floor. Under stair storage cupboard.

Lounge: Approx. 6.26m x 3.22m. Spacious public room with double glazed window to front & rear.



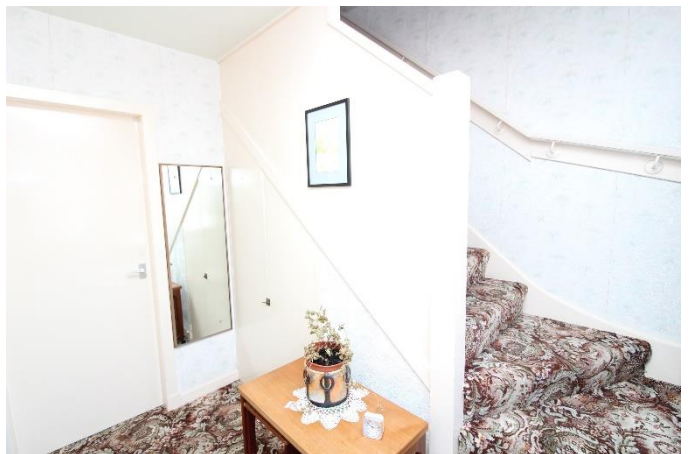
Kitchen:

Approx. 3.8m x 2.7m. Double glazed window to rear and side. Range of storage units. Larder Cupboard. Stainless steel sink and drainer. Broom Cupboard. Plumbed for washing machine.



Rear Hallway:

L shaped rear hall. Double glazed UPVC doors to both front and rear gardens. Two large cupboards. Vent for tumble dryer. Similar properties have used this area as further accommodation e.g. dining room. (subject to planning consent etc)



Upper Floor:

Upper Landing

Double glazed window to side. Hatch to loft. Linen cupboard.



Bathroom:

Approx. 2.33m x 1.75m. Three piece white suite comprising WC, wash hand basin and bath. Shower handset mixer. Part tiled. Chrome ladder style towel rail. Double glazed tilt and swivel obscured window to side

Bedroom 1:

Approx. 4.52m x 2.8m. Spacious double bedroom with double glazed window to front with partial view to Angus Glens. Fitted wardrobe.



Bedroom 2:

Approx. 3.2m x 3.3m Another double bedroom with double glazed window to rear. Fitted wardrobe.



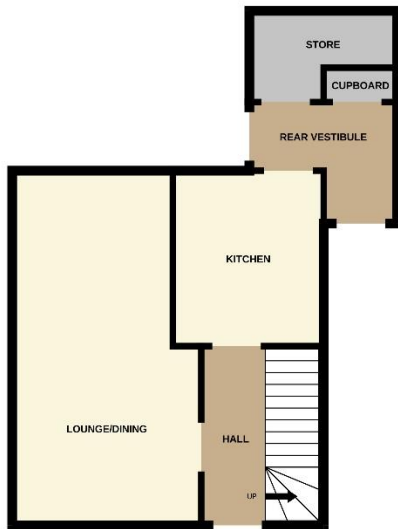
Outside:

Low maintenance garden to front with centre stone feature and gravel chips. Rear garden laid out to artificial grass.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given.
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