

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



47 East High Street, Forfar DD8 2EL

- **Terraced Townhouse**
- **Vestibule & Reception Hallway**
- **Lounge**
- **Dining Kitchen**
- **Bathroom & Separate Ground Floor WC**
- **4 Bedrooms**
- **Landing & Upper Landing with Seating Area/Study**
- **Gas Central Heating & Partial Double Glazing, EPC D**
- **2 Store Rooms & Shed**
- **Enclosed Rear Garden**

Offers over £180,000

This deceptively spacious townhouse occupies a prime central location within the heart of the town centre and therefore all local amenities and services are at close hand. Primary schooling and major supermarkets are only a short distance away. 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 an amazing amount of accommodation over three floors and has retained much of the original character and charm. Features include partial double glazing, gas fired central heating, modern fitted dining kitchen and the range of public rooms and bedrooms can be adapted to suit the individual purchasers requirements.

Externally there is a large, enclosed garden laid to lawn in patio with mature shrubs and trees.

Only with inspection will the purchaser fully appreciate the spacious nature of home being offered for sale.

Accommodation Comprises:

- Entrance Vestibule:** Substantial exterior door with glazed panel above.
- Inner Hallway:** Staircase to upper floor accommodation. Large wardrobe/ Cloak cupboard. Door to rear of property.
- Rear Hallway:** Store room. Cloaks/WC and shed. Staircase with mid floor landing, leads to first floor landing.
- Shed:** Approx 4.75m x 3.1m. Window and door with access to the rear garden.
- First Floor Landing:** Skylight window. Large, fitted wardrobes. Further staircase to top floor accommodation.
- Lounge:** Approx. 8m x 5m. An excellent size public room. Natural wood flooring. Three double glazed windows looking to East High Street.





Kitchen/ Dining:

Approx. 6.9m x 3.6m. Fitted with a range of modern floor, wall, and drawer units. Integral double oven, gas hob and extractor hood. Built in breakfast bar. Sash and case window to side. Windows to rear enjoying views over the town towards County Buildings, and Angus Glens beyond.



Bathroom:

Approx. 4.76m x 2.8m at widest. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Two useful storage cupboards.





Bedroom 1:

Approx. 4.53m x 4.3m. An excellent size double bedroom. Bay window to rear again enjoying the views. Range of quality fitted wardrobes. Shelled wall cupboard with mirror inset.





Top Floor:

Bedroom 2: Approx. 5.4m x 3.5m. Spacious double bedroom. Double glazed bay window to front. Natural wood flooring.

Bedroom 3: Approx 5.2m x 4.5m. Another double bedroom. Bay window to rear, again enjoying views.

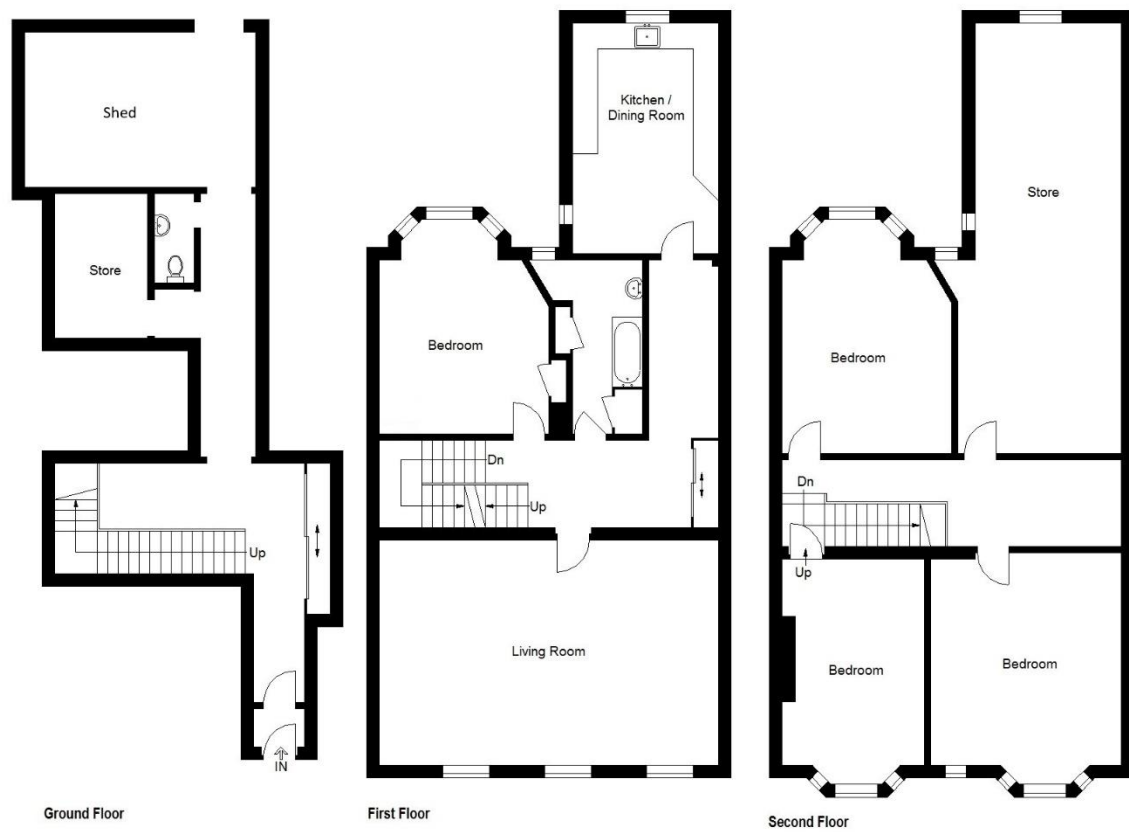
**Upper Landing/
Seating Area/Study:** Approx. 5m x 2.68m. Skylight windows provide natural light.

Bedroom 4: Approx. 5m x 5.4m. Spacious double bedroom. Double glazed bay window, and window to front. Natural wood flooring.

Rear Store Room: Approx. 10m x 3.55m. Windows to front and side, again with views.

Outside: The rear garden is generously proportioned and laid out in large sun terrace. High level stone built walls.





Ground Floor

First Floor

Second Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1072327 / Ref:87767)



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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