

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

taysidepropertyonline.com



61 Dundee Loan, Forfar DD8 1EB

- **First Floor Flat**
- **Lounge & Open Plan Kitchen Dining**
- **Bathroom**
- **2 Bedrooms**
- **Fitted Wardrobes**
- **Electric Wet Central Heating**
- **Double Glazing, EPC F**
- **Shared Gardens**
- **Ideal Buy to Let or First time Buy**

Offers over £69,000 (Home Report Value 75K)

This deceptively spacious first floor flat is situated in a popular residential location within convenient distance of all local amenities and services including shops, schools, and public transport. Forfar offer 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 well proportioned accommodation throughout, and benefits from double glazing, electric wet central heating, large open plan kitchen/dining, modern bathroom with shower, and two well proportioned bedrooms. There are low maintenance shared gardens to rear.

No 59 Dundee Loan is also available which may be attractive as part of a portfolio.

This is an ideal opportunity for a number of purchasers including first time and buy to let.

Entrance Hallway: L shaped hallway. Cupboard housing electric central heating boiler.

Lounge: Approx. 4.16m x 4.2m. Spacious public room with feature fireplace. Double glazed windows to front. Door to hallway. Open plan to kitchen/dining.





Kitchen/Dining:

Approx. 3.9m x 4.3m. Fitted with base and high level storage units. Space for table and chairs. Slot in cooker and washing machine (no warranties given). Fixed extractor fan.

Bedroom 1:

Approx. 2.96m x 3.12m. Double bedroom. Double glazed window to rear. Two double fitted wardrobes.



Bedroom 2:

Approx. 2.85m x 2.6m. Another well proportioned room. Double glazed window to rear. Fitted wardrobe.



Bathroom:

Approx. 2.82m x 1.45m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part wet wall. Part tiled. Extractor fan.

Outside:

Shared gardens.



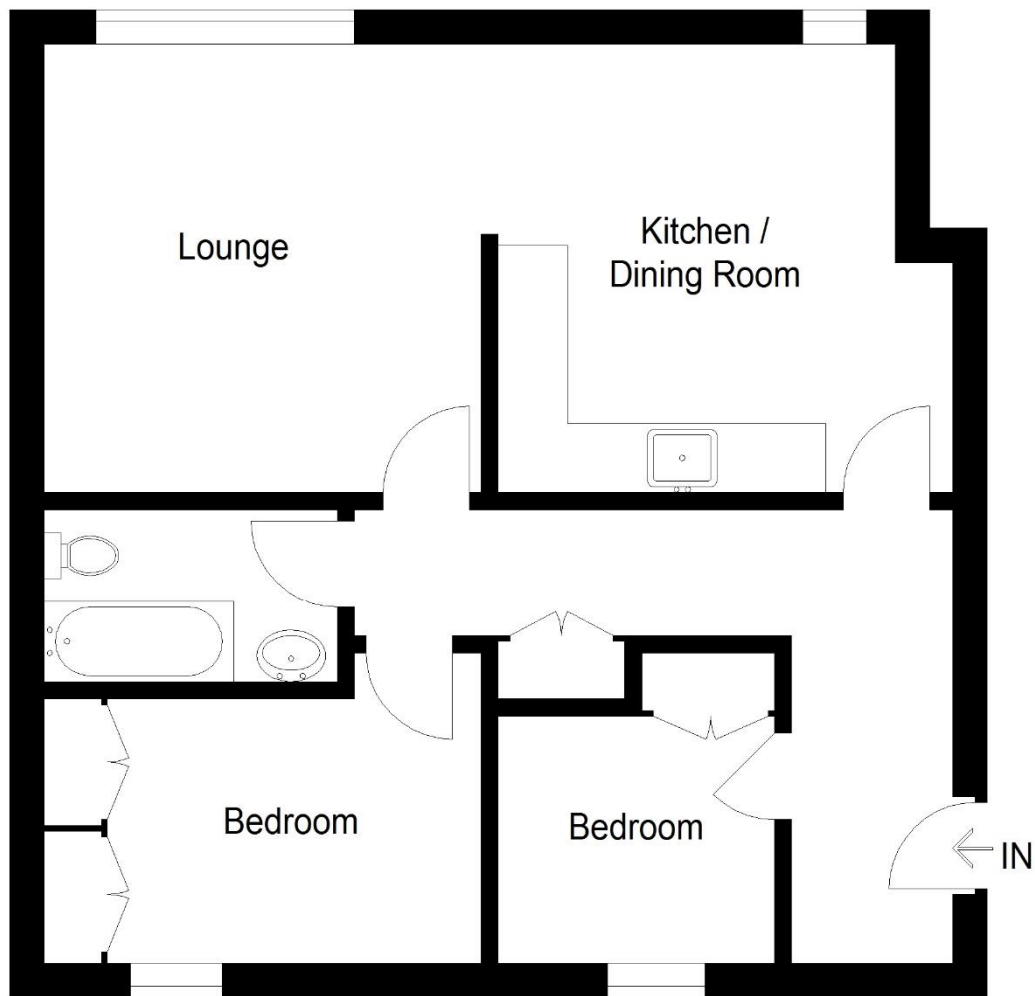


Illustration For Identification Purposes Only.
Not To Scale (ID:1076895 / Ref:87913)



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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE
Tel: 01307 464443 • Fax: 01575 520229

forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP
Tel: 01382 200411 • Fax: 01382 203033

dundee@taysidepropertyonline.com