

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

taysidepropertyonline.com



59 Dundee Loan, Forfar DD8 1EA

- **First Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchenette**
- **Bedroom with Fitted Wardrobes**
- **Electric Heating**
- **Double Glazing**
- **Shared Gardens**
- **Ideal Buy to Let or First Time Buy**
- **EPC E**

FIXED PRICE £45,000

This first floor flat is situated in a popular location within walking distance of the town centre, and all local amenities and services. 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 well-proportioned accommodation throughout, and benefits from UPVC double glazing and electric heating.

No 61 Dundee Loan is available for sale and this would make an ideal property as part of a portfolio.

Externally there are shared garden grounds to rear. This is an ideal opportunity for a number of purchasers including first time and buy to let.

Entrance Hallway: UPVC exterior door. Hatch to loft space.

Lounge: Approx. 4.2m x 2.8m. Spacious public room. Double glazed window to front. Open plan to kitchen. Large, shelved cupboard also housing the hot water cylinder.



Kitchen:

Approx. 2.2m x 2.23m at widest. Base and high level storage units. Stainless steel sink and drainer. Electric cooker and washing machine (no warranties given.) Extractor fan.



Shower Room:

Approx. 2.8m x 1.6m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part tiled.

Bedroom:

Approx. 2.78m x 2.85m. Double glazed window to rear. Fitted wardrobe.



Outside:

Shared gardens to rear.



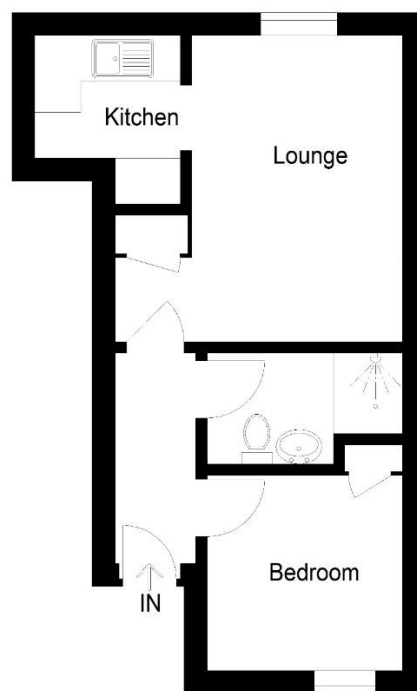


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Not To Scale (ID:1076894 / Ref:87912)



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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