

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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107 Glenmoy Terrace, Forfar. DD8 1NU

- End Terraced Villa in Large Plot
- Hallway
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom with Shower
- Gas Central Heating & Double Glazing, EPC C
- Generous Sized Garden,
- 2 Sheds & Summerhouse

Offers over £90,000

This end terraced family villa enjoys an off-street location within a large corner plot in a popular residential location convenient for all amenities and services including shops, schools and the town centre 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. From the upper floor there are stunning views over the Forfar townscape towards the Angus Glens and Grampian foothills.

The property offers spacious and well proportioned accommodation over two floors and benefit from gas fired central heating, double glazing, a modern fitted kitchen, modern bathroom with shower and two well proportioned double bedrooms.

There is a small area of garden ground to front, and a large fully enclosed rear garden laid out in lawn with patio areas, two timber sheds and summerhouse. This is an excellent opportunity for a number of buyers including first time and buy to let.

Entrance Hallway:

Double glazed UPVC exterior door. Entrance to upper floor accommodation with under stair recess.

Lounge/Dining:

Approx. 5.71m x 3.22m. Spacious public room. Double glazed windows to both front and rear. Feature fireplace with wood burning stove.





Kitchen:

Approx. 3.5m x 2.5m. Modern fitted kitchen with range of floor, wall and drawer units with integral oven, hob, extractor hood and dishwasher. Plumbed for washing machine. Shelved storage cupboard. Double glazed window to side and rear. Double glazed UPVC exterior door.



Upper floor Accommodation:

Upper Floor landing:

Double glazed window to side enjoying stunning views over the town to Angus Glens and beyond. Hatch to loft storage space.

Bedroom 1:

Approx. 4.8m x 2.86m. Spacious double bedroom. Double glazed window to front. Cupboard above stairs.

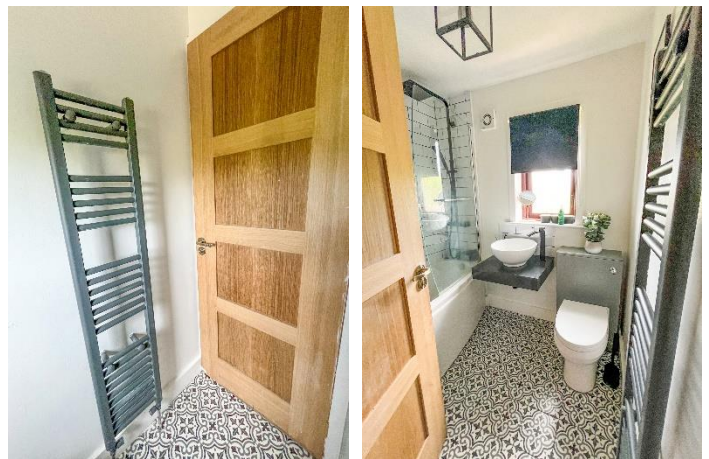
Bedroom 2:

Approx. 3.9m x 2.75m Double bedroom. Double glazed bedroom to rear with views over the town to open countryside. Fitted wardrobes.



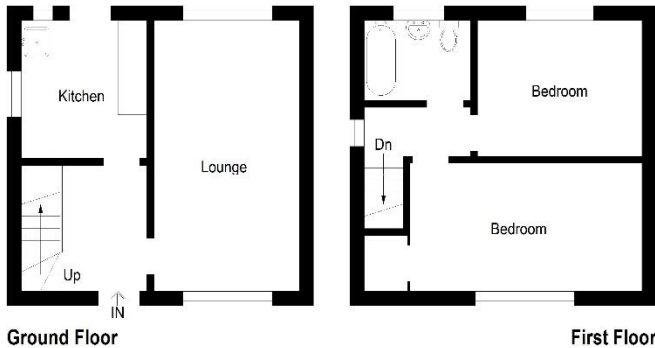
Bathroom:

Approx. 1.9m x 1.95m. Three piece white suite comprising WC, bowl wash hand basin and bath. Shower over bath with screen. Double glazed window to rear. Tiled floor.



Outside:

Front garden is laid out in gravel chips for ease of maintenance. The large enclosed rear garden has a corner plot with patio areas. Two timber sheds. Summerhouse. Screened by mature conifers and trees.



Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:666039 / Ref:74355)



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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