

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



40 Grampian Park, Forfar DD8 1DB

- Terraced Villa
- Hallway
- Lounge/Dining Room
- Kitchen
- Bathroom
- 2 Bedrooms
- Gas Central Heating
- Double Glazing, EPC D
- Garden & External Store

FIXED PRICE £95,000 (Home Report Value 100K)

This mid terraced villa is situated in a popular residential location convenient for all local amenities including Langlands Primary School, local shops, supermarkets and a only short walk from the Town centre, 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 on two floors and benefits from gas fired central heating with combi boiler and double glazing. Both bedrooms have fitted wardrobes and there is a shower in the bathroom. Externally there are enclosed gardens to both front and rear and outbuildings for further storage. This is an ideal opportunity as a first time buyer starter home and viewing highly recommended.

Hallway:

Approx. Glazed exterior door. Cupboard housing fuse box. Staircase to upper floor.

Lounge/Dining:

Approx. 6.76m x 3.5m at widest. Bright and spacious public room with two clearly defined areas. Double glazed windows to front and rear. Disconnected living flame gas fire with stone surround and TV Plinth.



Kitchen:

Approx. 2.68m x 2.77m. Fitted with a range of base, drawer and high level storage units. Integral oven, hob and extractor. Plumbed for washing machine. Double glazed window and door. Large walk in under stair storage cupboard.



Upper Floor Landing:

Large storage cupboard with shelving.



Bathroom:

Approx. 1.96m x 2.2m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower curtain. Part wet wall. Useful cupboard also housing central heating boiler.

Bedroom 1:

Approx. 4m x 3.2m. Double bedroom with double glazed window to front. Three door mirror fronted wardrobes with shelving and hanging rail.



Bedroom 2:

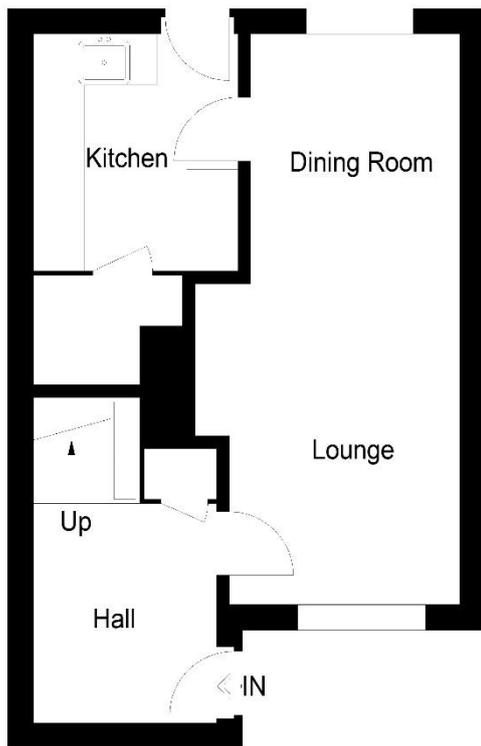
Approx. 3.9m x 2.67m. Double bedroom with double glazed window to rear. Double mirror fronted wardrobes.



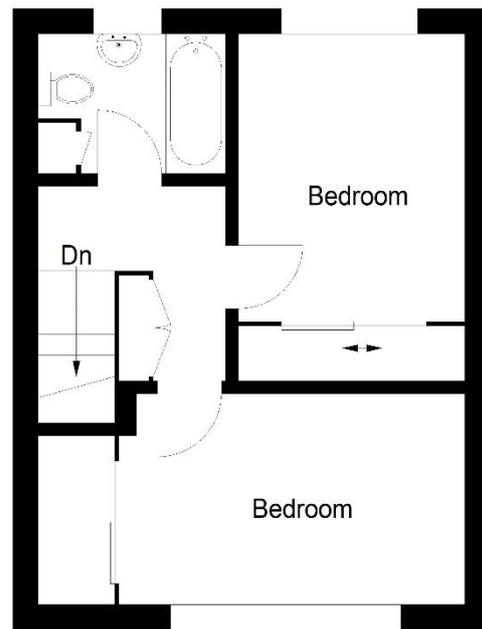
Outside:

Enclosed front garden laid to lawn with paving stones. Side gate with access. Rear garden fully enclosed and laid out for ease of maintenance in paving stones and with raised planting borders. External outbuilding for storage.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1079082 / Ref:87965)



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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