

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**39 Taranty Road, Forfar DD8 1JX**

- **Semi Detached Villa**
- **Hall**
- **Lounge/Dining**
- **Modern Kitchen & Utility**
- **Modern Shower Room**
- **2 Double Bedrooms with Fitted Wardrobes**
- **UPVC Double Glazing**
- **Gas Central Heating EPC C**
- **Double Driveway**
- **Low Maintenance Gardens & Shed**
- **Close to All Amenities**

**Offers over £119,950**

This beautifully presented semi detached villa is situated in a popular residential location, within convenient access of the town centre and all local amenities and services including Langlands Primary School, local shops, 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.

The property offers spacious and well proportioned accommodation throughout and is in good decorative order. The subjects benefit from gas fired central heating, quality UPVC double glazing with replacement doors, modern fitted Wren kitchen with integral oven, hob and extractor hood, separate utility room, modern shower room, and two spacious double bedrooms, both with fitted wardrobes.

There are low maintenance gardens to front and a double driveway to side, the fully enclosed rear gardens are again laid out for ease of maintenance in gravel chips with patio and shed. Electric car charging point.

This is an excellent example of the house style which must be viewed internally to fully appreciate.

**Entrance Hallway:** Double glazed UPVC exterior door. Staircase to upper floor accommodation.

**Lounge/Dining:** Approx. 3.55m x 4.78m. A bright and spacious public room. Double glazed window to front. Useful under stair storage cupboard.



**Kitchen:**

Approx. 3m x 2.57m. Modern Wren kitchen. Comprising range of base, drawer, and high level storage units. Integral oven, gas hob and extractor hood. Plumbed for washing machine. Co-ordinated work surface and splash back. Double glazed window to rear.



**Utility Room:**

Approx. 1.66m x 1.67m. Co-ordinated work surface and splash back. Space for further appliances. Double glazed UPVC exterior door. Useful larder/cloak cupboard.

**Upper Floor Accommodation:**

**Upper Floor Landing:**

Hatch to loft space. Balustrade.



**Shower Room:**

Approx. 1.8m x 1.8m. Modern three piece white suite comprising WC, wash hand basin with storage below, and shower cubicle. Full wet wall panelling. Low maintenance ceiling. Extractor fan. Chrome ladder style towel rail. Opaque double glazed exterior door.



**Bedroom 1:**

Approx. 2.95m x 4m. Double bedroom. Double glazed window to rear. Double and single fitted wardrobes.



**Bedroom 2:**

Approx. 4.68m x 2.8m. Another spacious double bedroom. Two double glazed windows to front with part rooftop views towards the Angus Glens. Double fitted wardrobe. Single fitted cupboard above the staircase.

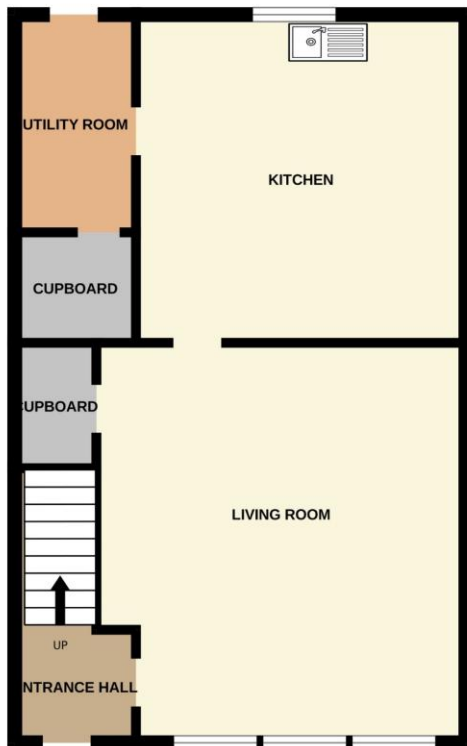


**Outside:**

Low maintenance gravel chip garden to front with double driveway to side. Wrap around garden. Fully enclosed to rear, again laid out for ease of maintenance in gravel chips. Patio area and shed.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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