

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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**192 East High Street, Forfar DD8 2HG**

- **First Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **3 Double Bedrooms**
- **Gas Central Heating & Double Glazing, EPC D**
- **Workshop/Store**

**Fixed Price £79,950 (Home Report Value 88K)**

This deceptively spacious first floor flat is situated in a popular central location within convenient distance of all local shops, bars, cafes, schools, 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 well-proportioned accommodation throughout and benefits from double glazing, and gas fired central heating. The property has retained much of its original character. There is a store / workshop accessed by the side lane.

This is an excellent opportunity for a number of purchasers including, family, buy to let, and first time buyer.

**Entrance Hallway:** Feature cornicing. All accommodation leading off.

**Lounge:** Approx. 5m x 3.22m Spacious public room. Wood panelling to dado height. Double glazed windows to front. Recess display alcove.



**Kitchen:**

Approx. 2.3m x 3.43m Fitted with a range of base and high level storage units. Stainless steel sink and drainer.



**Bedroom 1:**

Approx. 3.23m x 3.8m. Spacious double bedroom. Double glazed window to front.



**Bedroom 2:**

Approx. 4m x 3.25 at widest. Another double bedroom. Double glazed window to rear with views to Balmashanner.



**Bedroom 3:**

Approx. 4m x 3.6m. Spacious double bedroom. Double glazed windows to both side and rear. Wall mounted central heating boiler.



**Bathroom:**

Approx. 2.6m x 1.65m. Three piece white suite comprising WC, wash hand basin and corner bath. Part tiled. Shower over bath.



**Workshop/Store:**

Large workshop and store. Ideal space for a number of purchaser requirements.

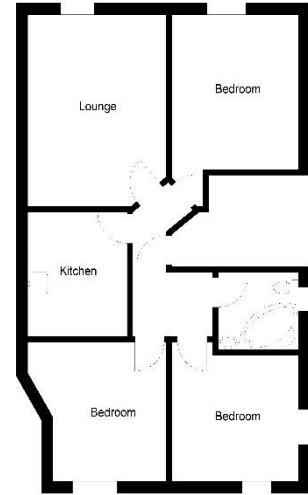


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Not To Scale (ID1079076 / Ref:87964)



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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