

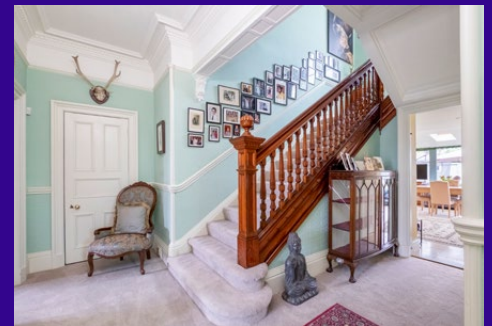
Blackadders

Offers Over £350,000








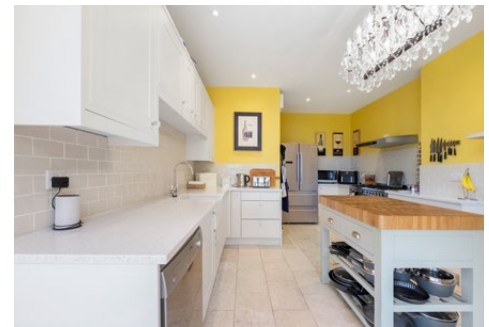
Lyndhurst, 20 Taylor Street,
Forfar, DD8 3JQ

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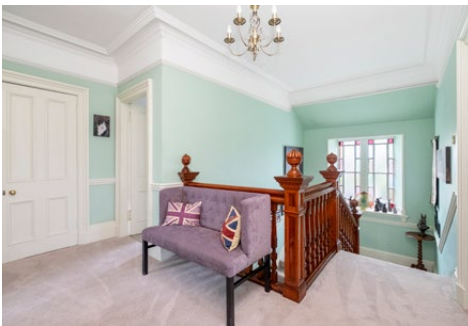


- Semi Detached Villa
- Sought After Location
- Living Room
- Kitchen Diner/Family Room
- Utility Room
- 4 Double Bedrooms
- Dressing Room
- Study/Home Office
- Bathroom
- Shower Room
- Garden
- Garage

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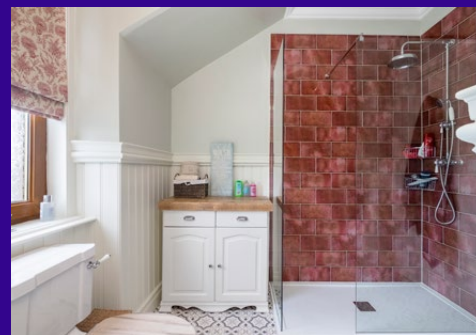
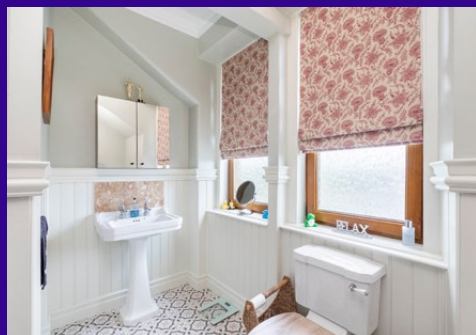
An impressive and spacious stone built semi-detached villa situated in a prime position within a sought-after residential area of Forfar. The property boasts from many period features including ornate corning, high ceilings and feature fireplaces. The town of Forfar offers a range of major facilities including superstores, shops and recreational facilities as well as schooling at primary and secondary levels. There are good transport links to the surrounding areas and beyond whilst the nearby A90 dual carriageway offers an excellent commuter link to the cities of Dundee and Aberdeen. The Angus Glens are accessed via the nearby town of Kirriemuir providing a range of outdoor pursuits and activities within easy reach. Golfing facilities are found within the town of Forfar whilst the famous Championship Course in Carnoustie is within easy driving distance.



The property is mainly double glazed with some secondary glazing, all backed up by gas central heating. The accommodation is accessed by a spacious vestibule that leads to the impressive main hallway which has a cloak cupboard. The elegant living room boasts a south facing bay window together with intricate ornate cornicing and central ceiling rose. The formal dining room could easily form a fourth double bedroom and also enjoys a south facing aspect and cornicing. The large kitchen diner/family room takes in a view of the rear gardens while offering generous kitchen, dining and living space. The kitchen area is well equipped with a range of fitted units. There are two fitted storage cupboards as well as access to the utility room which has a door leading to the front garden. A luxury

bathroom is located on the ground floor with free standing bath, toilet and wash hand basin. The upper landing gives access to three double bedrooms and a dressing room which could form a single bedroom. A study/home office is also located on the upper floor together with a shower room.

The front garden ground is laid in lawn and stone chips together with a variety of plants and shrubbery. The rear garden is laid in paving and lawn together with well stocked borders. A fixed canopy and outbuilding are also situated in the rear garden while an integral shed houses the gas boiler. A garage is also included as part of the sale and is located on the opposite side of Taylor Street.





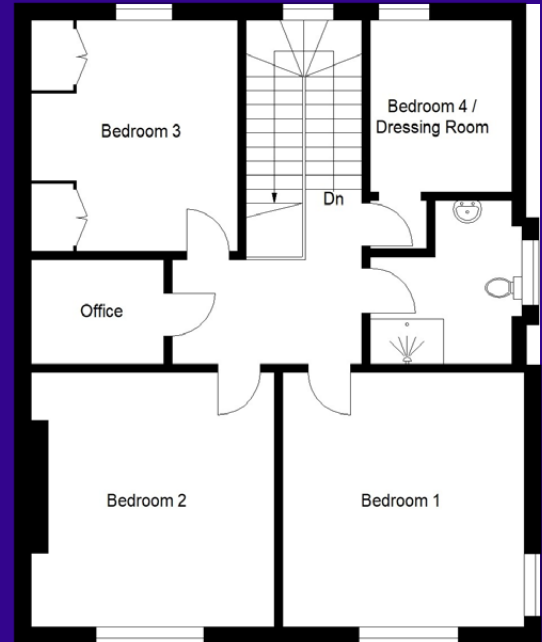
Accommodation (measurements are approx)

Living Room	4.35m x 4.44m	(14'3" x 14'7")
Dining Room/ Bedroom 4	4.28m x 4.46m	(14'1" x 14'8")
Kitchen Area	3.37m x 5.91m	(11'1" x 19'5") at widest points.
Family Room/ Dining Area	6.16m x 6.36m	(20'3" x 20'10") at widest points.
Bedroom	4.33m x 4.44m	(14'2" x 14'7")
Bedroom	4.08m x 4.44m	(13'5" x 14'7")
Bedroom	3.04m x 4.06m	(10'0" x 13'4")
Dressing Room	2.33m x 2.65m	(7'8" x 8'8")
Study	1.82m x 2.39m	(6'0" x 7'10")
Bathroom	2.66m x 3.51m	(8'9" x 11'6")
Shower Room	2.52m x 3.03m	(8'3" x 9'11") at widest points.

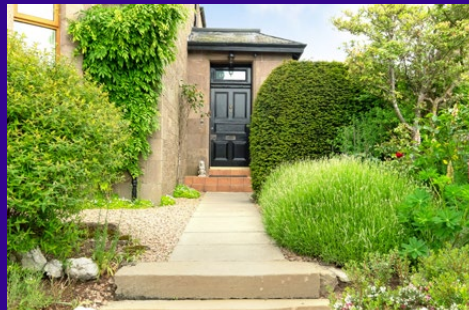


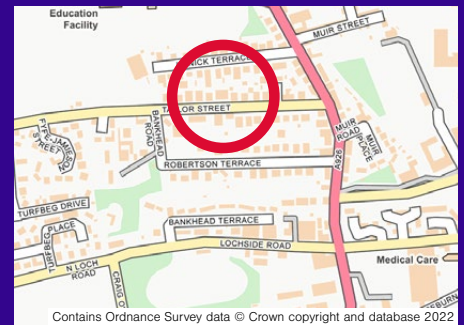


Ground Floor



First Floor





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