






Offers Over £110,000





- Semi Detached Vila
- Good Location
- Living Room
- Conservatory
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Dbl Glaz, Elec Heat
- Gardens
- Off Street Parking

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A well-proportioned semi-detached villa offering accommodation over two levels and off-street parking to the rear. The Angus town of Forfar offers a range of major amenities including supermarkets, local shopping and recreational amenities. There are good transport links to the surrounding areas while the nearby A90 dual carriageway connects to the cities of Dundee and Aberdeen where a range of further major amenities can be found. Schooling at primary and secondary level can be found within the town of Forfar.



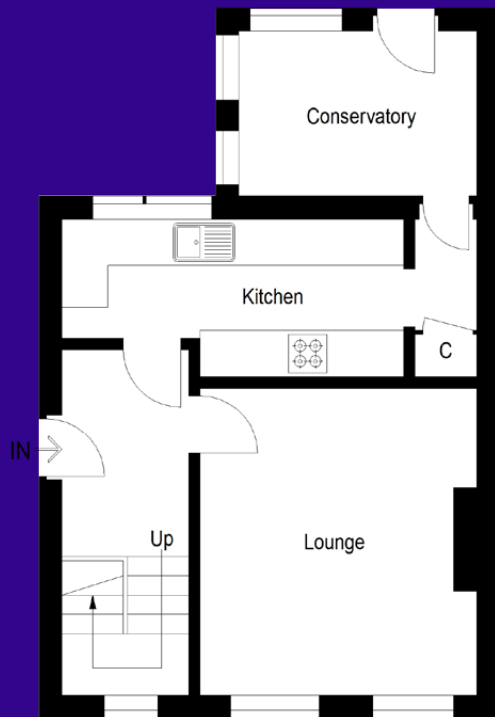
## Accommodation (measurements are approx)

Living Room	3.34m x 4.35m	(10'11" x 14'3")
Conservatory	2.52m x 3.86m	(8'3" x 12'8")
Kitchen	2.20m x 4.68m	(7'3" x 15'4")
Bedroom	3.64m x 3.71m	(11'11" x 12'2") at widest points.
Bedroom	2.97m x 3.71m	(9'9" x 12'2")
Bathroom	1.87m x 2.06m	(6'2" x 6'9")

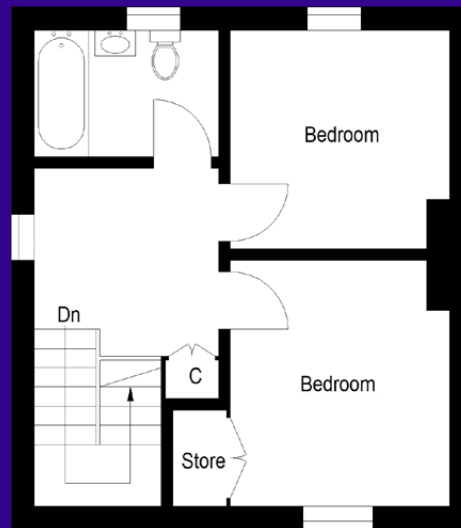
The property benefits from double glazing and modern electric heating. The accommodation is accessed from the hallway which leads to the east facing living room. The kitchen is also accessed from the hallway and has a range of fitted units and an outlook to the rear. An opening from the kitchen leads to the rear hall which has a fitted cupboard and also leads on to the conservatory. The west facing conservatory leads out to the rear garden. Stair from the main hallway leads to the upper landing. Two double bedrooms are accessed from the landing with one having fitted storage space. The landing also offers fitted storage as well as leading to the bathroom which has a shower over the bath.

The front garden is laid mainly in lawn while the west facing rear garden is laid mainly in stone chips. A shed is located in the rear garden along with an area for off-street parking which is accessed via a private lane from St James Road

Some buyers may feel the kitchen and bathroom fittings need a degree of upgrading however this has been reflected in the current asking price.



Ground Floor



First Floor



## Aberdeen

6 Bon Accord  
Square, Aberdeen  
AB11 6XU

Tel: 01224 452750

## Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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