

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



18 Strathmore Avenue, Forfar, DD8 1NB

- **End Terraced Villa**
- **Lounge**
- **Kitchen Dining & Utility Area**
- **Bathroom**
- **2 Double Bedrooms**
- **Gas Central Heating**
- **Double Glazing**
- **Enclosed Front & Rear Gardens, Shed**
- **Close to all Amenities**
- **EPC C**

Offers over £90,000

This spacious end terraced villa is situated in a popular residential location within convenient distance of all local amenities and services including shops, schools, supermarkets and public transport. Forfar offers a broad range 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 over two floors and benefits from double glazing, gas fired central heating, modern fitted kitchen with separate utility area, two double bedrooms and modern bathroom.

Externally there is an enclosed garden to front and a low maintenance garden to rear with shed.

This is an excellent opportunity for a number of purchasers including first time buyers and buy to let. Viewing is highly recommended.

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

Lounge: Approx. 4.72m x 3.5m. Bright and spacious room with double glazed window to front. Access to kitchen/dining.



Kitchen/Dining Room:

Approx. 4.65m x 1.9m. Fitted with a range of modern floor, wall and drawer units. Built-in foldable breakfast bar. Fitted extractor hood. One and a half stainless steel sink and drainer. Plumbed for washing machine. Under stair storage cupboard. Double glazed window to rear.



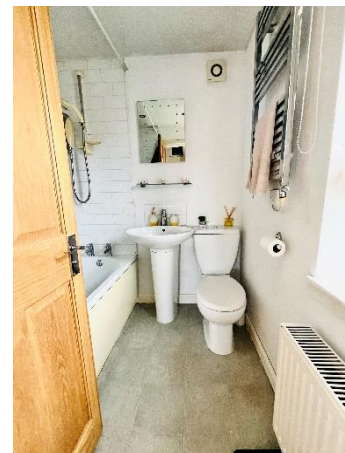
Utility Room:

Approx. 1.45m x 1.76m. Space for further appliances. Exterior door.

Upper Floor Accommodation:

Upper Floor Landing:

Hatch to loft space. Double glazed window to side.



Bathroom:

Approx. 1.78m x 1.71m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath. Chrome ladder style heated towel rail. Double glazed frosted window to side.

Bedroom 1:

Approx. 3.74m x 2.9m. Spacious double bedroom with double glazed window to front. Large fitted wardrobe with light.



Bedroom 2:

Approx. 2.96m x 3.76m. Another spacious double bedroom with double glazed window to rear.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID 599012 / Ref: 72107)



Outside:

Front garden is enclosed and laid out to lawn with borders and gravel chips.

Rear garden is laid out for ease of maintenance in paving stones patio area and gravel chips. Timber shed.



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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