

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



5 Priory Wynd, Forfar DD8 2UQ

- Semi Detached Villa in Cul de Sac
- Hallway
- Lounge
- Kitchen Dining
- Cloaks/WC
- 3 Bedrooms & En Suite
- Family Bathroom
- Gas Central Heating & Double Glazing
- Landscaped Gardens & Wendy House
- Driveway Parking for Multiple Vehicles
- EPC C

Offers over £195,000

This beautifully presented semi detached villa is situated in a cul de sac in a much sought after residential location only a short distance from the town centre, shops, schools, and supermarkets. 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, well-proportioned accommodation throughout and is in excellent decorative order. The subjects benefit from gas fired central heating, double glazing with French doors, a spacious lounge/dining, a modern kitchen/dining and downstairs cloaks/WC. On the upper floor are three well proportioned bedrooms, En suite, and family bathroom with shower.

Externally there is driveway parking for multiple vehicles and the front garden is laid to lawn and gravel chips for ease of maintenance. The fully enclosed rear garden is a sun trap and enjoys a degree of seclusion and privacy and with beautifully landscaped garden, patio areas, and Wendy House.

This is an excellent opportunity for a number of buyers, including first time purchasers/starter home and viewing is essential to fully appreciate.

- Entrance Hallway:** Double glazed exterior door. Double glazed window to side providing natural light. Large cloak cupboard with cabinet. Staircase to upper floor accommodation.
- Cloaks/WC:** Approx. 1m x 1.95m. Two piece white suite comprising WC, and wash hand basin. Double glazed frosted window to front.
- Lounge/Dining Room:** Approx. 5m x 4.46m. Spacious public room. Double glazed French doors and window enjoying pleasant outlook over the rear garden. Large under stair storage cupboard also housing fuse box and with built in cabinet.





Kitchen/Dining:

Approx. 4m x 2.95m. Fitted with a range of modern floor, wall, and drawer units with tiling to splash back. Integral oven, gas hob and extractor hood. Built in dining/breakfast bar. Plumbed for washing machine and dishwasher.





Upper Floor Accommodation:

Upper Floor Landing:

Hatch to loft space. Shelled airing cupboard, housing the central heating boiler.

Bedroom 1:

Approx. 3.85m x 3.1m. Spacious double bedroom. Double glazed window to front enjoying open outlook. Double mirror fronted wardrobe.



En Suite Shower Room:

Approx. 2m x 1.64m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part tiled. Cupboard housing hot water cylinder with shelving and storage.

Bedroom 2:

Approx. 2.9m x 2.95m. Double bedroom. Double glazed window enjoying a pleasant outlook over the rear garden.



Bedroom 3:

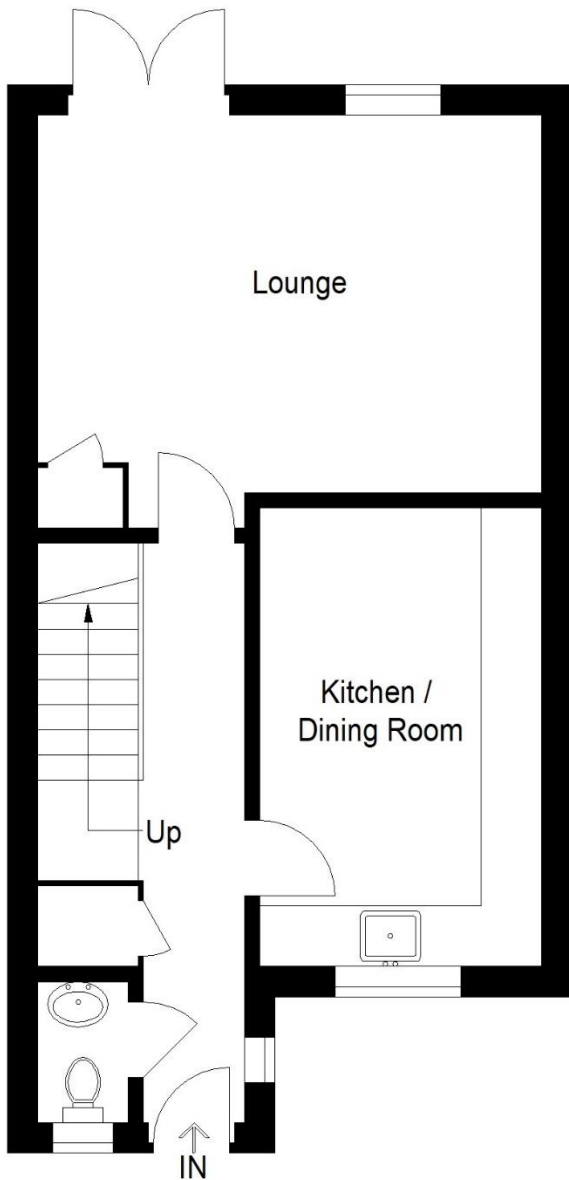
Approx. 2m x 2.8m. Single bedroom. Double glazed bedroom again looking to rear.



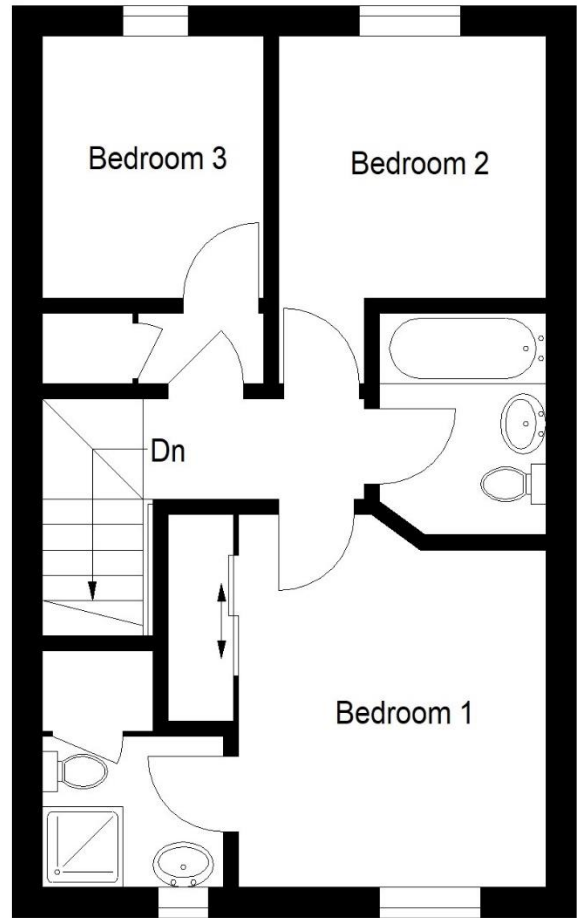
Bathroom:

Approx. 2.1m x 2m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1090717 / Ref:88292)

Outside:

The front garden is laid to lawn with a large Monoblock driveway with ample parking for multiple vehicles, and Monoblock pathway to front entrance. Bin recess to side. Fully enclosed rear garden which enjoys a degree of seclusion and privacy. Laid out in lawn, patio, slate and raised borders. Further landscaped patio and Wendy house.



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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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