

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



56 Easterbank, Forfar DD8 2BL

- **Hallway**
- **Lounge**
- **Kitchen**
- **2 Double Bedrooms**
- **Shower Room**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Driveway with Moveable Ramp**
- **Gardens to Front & Rear**

Offers over £75,000

This ground floor apartment is situated in a popular residential location, convenient for the town centre and all local amenities. Forfar offers a broad cross section of social leisure and consumer facilities and provides convenient access to the Aberdeen Dundee dual carriageway which connects to major routes north and south.

The property is in good decorative order, and the subjects benefit from gas central heating, double glazing, fitted kitchen, recently installed shower room, feature lighting, fitted wardrobes.

There is enclosed garden to rear which is laid out to lawn with raised patio and having timber shed. The front garden has been utilised by the addition of moveable ramps into a driveway and has patio, lawn and raised planting border.

This is an excellent example of the house style and viewing is highly recommended to fully appreciate.

Entrance Vestibule: Double glazed exterior door. Opaque glazed door into hallway.

Hallway: Useful shelved storage cupboard with power points, currently housing the current owner's tumble dryer. Large, shelved storage cupboard with lights.

Lounge: Approx. 4.7m x 3.52m. Spacious public room. Double glazed windows to front. Attractive tiled feature wall. Feature ceiling and downlighters. Recess display cupboard.





Kitchen:

Approx. 2.85m x 3m. Fitted kitchen with range of floor wall and drawer units. Larder cupboard. Extractor hood. Freestanding cooker. Double glazed window to rear. Plumbed for washing machine. Downlighters

Shower Room:

Approx. 1.9m x 1.9m. Three piece suite comprising WC, wash hand basin with storage below. Walk in shower enclosure. Full wet wall. Low maintenance ceiling.



Bedroom 1:

Approx. 3.72m x 4m. Spacious double bedroom with double glazed windows to front and side. Triple door mirror fronted wardrobes. Further storage cupboard.



Bedroom 2:

Approx. 3.87m x 3.25m. Another spacious double bedroom with double glazed window to rear and side. Storage cupboard. Downlighters.

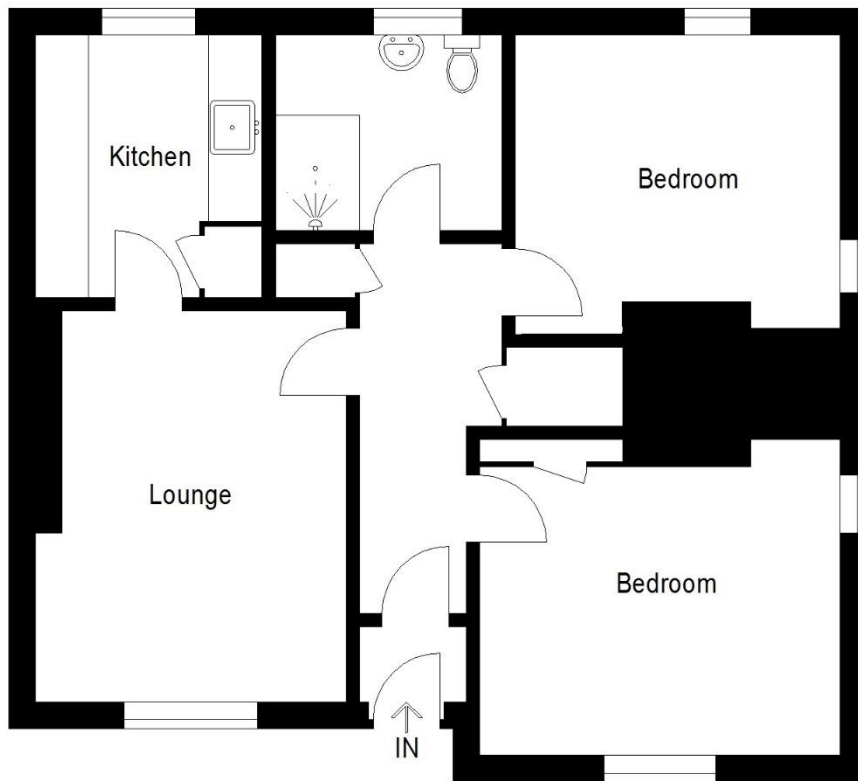


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Outside:

Portable pavement ramps lead to front garden which the current owners have utilised as a parking area. Lawn, paving stones and raised border. Large rear garden overlooking cemetery. Raised patio, laid to lawn with shed and Wendy house.



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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