

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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**4 Hillside Road, Forfar DD8 2AW**

- **Semi Detached Villa**
- **Entrance Porch & Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing**
- **Gardens to Front & Rear. Shed & Store**
- **Garage, EPC C**

**Offers over £165,000**



This spacious semi detached villa is situated in a small cul de sac in a most sought after residential location only a few minutes' walk from the town centre, supermarkets, doctors surgery and public transport. Forfar offers abroad 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 and well-proportioned accommodation over two floors and is in good decorative order. The subjects benefit from gas fired central heating, double glazing, modern dining sized kitchen, modern bathroom, and three well proportioned bedrooms with fitted wardrobes.

Externally, there are well laid out grounds to front and rear. From the rear the property enjoys views over Strathmore Primary School playing fields and towards the Angus Glens. The rear garden is laid out in lawn, paving stones, raised decking, and has timber shed. There is a garage at the end of the cul de sac.

This is a rare opportunity to obtain a property of this style and location and viewing is highly recommended.

**Entrance Porch:** Approx. 1.9m x 1.5m. Exterior door. Double glazed windows to front and side.

**Entrance Hallway:** Staircase to upper floor accommodation.

**Lounge:** Approx. 4.2m x 3.5m. Spacious public room. Double glazed window to front.



**Kitchen/Dining:**

Approx. 6m x 2.85m with further corridor area. Fitted with modern shaker style floor, wall and drawer units. Integral double oven. Five ring gas hob, tiling to splash back. Plumbed for washing machine. Space for table and chairs. Under stair storage cupboard also housing gas central heating boiler. Two double glazed windows looking to rear garden, to playing fields, and Angus Glens beyond.







### Upper Floor Accommodation:

**Upper Floor Landing:** Hatch to loft storage space. Double glazed window to side.



### Bathroom:

Approx. 1.86m x 1.95m. Fully tiled. Three piece white suite comprising WC, wash hand basin and bath. Electric Shower. Further shower handset mixer. Shower screen. Double glazed frosted window to rear. Chrome ladder style towel rail.

### Bedroom 1:

Approx. 2.97m x 3.5m. Double bedroom. Double glazed window to front. Three door fitted wardrobe with two mirror inset panels. Shelving and hanging rail.



**Bedroom 2:**

Approx. 3.3m x 2.8m. Another good size double bedroom. Double glazed window to rear, again enjoying the views. Fitted wardrobes. Further shelved storage cupboard.

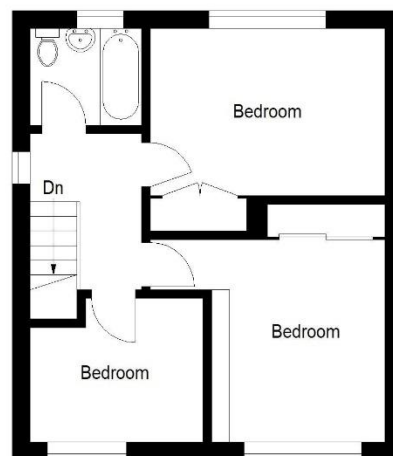


**Bedroom 3:**

Approx. 2.7m x 3m at widest. Another well-proportioned room. Double glazed window to front. Wardrobes and overhead storage.



**Ground Floor**



**First Floor**



**Outside:**

The front garden is laid to lawn with mature trees and shrubs. Monoblock terrace and decked ramp. The rear garden is laid out in lawn, paving stones, raised decking and has timber shed. There is a garage at the end of the cul de sac.



*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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