

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**1 St Margarets Place, Forfar DD8 3HH**

- **End Terraced Villa with Countryside Views**
- **Hall**
- **Lounge**
- **Kitchen Dining**
- **3 Bedrooms**
- **Shower Room**
- **Gas Central Heating & Double Glazing, EPC C**
- **Gardens**

**Offers over £130,000**

This spacious end terraced family villa is situated in a sought after residential location within convenient distance of all local amenities and services including Whitehills Primary School, Whitehills Hospital, local shops and public transport. 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 and well-proportioned accommodation over two floors, and benefits from gas fired central heating and double glazing. There is an enclosed garden to front and side, and garden to rear.

This is an excellent opportunity to obtain a home of this style and location and viewing is highly recommended.

**Entrance Porch:** Exterior door. Single glazed window to front enjoying open views. Door to hallway.

**Hallway:** Staircase to upper floor accommodation. Access to lounge.

**Lounge:** Approx. 5.5m x 3.9m. Spacious public room. Double glazed window to front enjoying open countryside views. Glazed door to kitchen.



**Kitchen/Dining:** Approx. 5.46m x 3.2m. Fitted with a range of modern floor, wall and drawer units. One and half sink and drainer. Plumbed for automatic washing machine. Tiled to splash back. Range style cooker with seven ring hob and canopy extractor hood. Two double glazed windows to rear. Shelved storage cupboards.



**Rear Vestibule:** Exterior door to rear garden.

**Upper Floor Accommodation:**

**Upper Floor Landing:** Hatch to loft space. Recessed shelved cupboard with light.

**Bedroom 1:** Approx. 3.34m x 3.75m. Spacious double bedroom. Double glazed window again enjoying countryside views. Double fitted wardrobes.



**Bedroom 2:** Approx. 3.8m x 3.1m Another spacious double bedroom. Double glazed window to rear. Double fitted wardrobes.



**Bedroom 3:** Approx. 2.83m x 2.45m. Another well proportioned bedroom. Double glazed window enjoying the views.



**Shower Room:**

Approx. 2.83m x 1.8m. Three piece white suite comprising WC, wash hand basin and large shower cubicle with wet wall. Chrome ladder style towel rail.

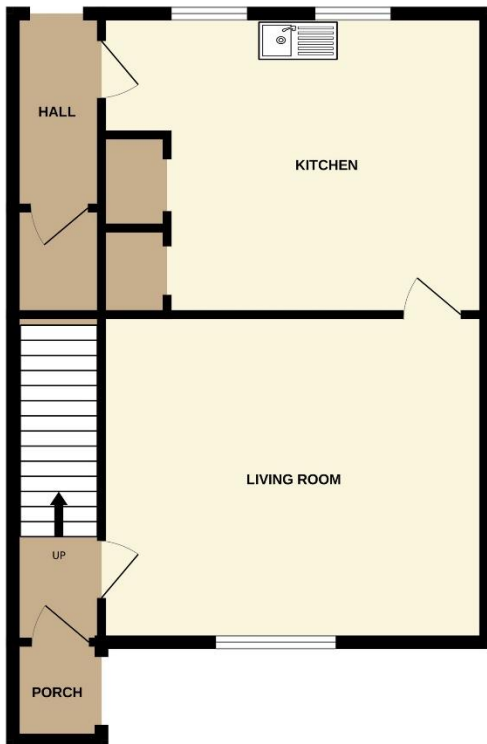


**Outside:**

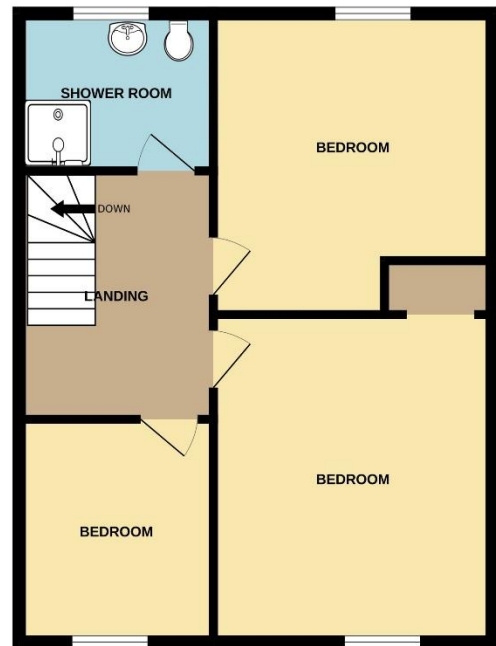
The property occupies a corner plot. Enclosed gardens to front and side, screened by hedging, and laid to lawn. The rear garden has shared path to rear. Shed. Paving and patio.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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