

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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42 Priory Cottages, Lunanhead, Forfar, DD8 3NR

- Terraced Villa
- Porch & Hall
- Lounge
- Kitchen Dining
- Rear Hall & Storage Room with Potential
- 2 Double Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing, EPC C
- Gardens to Front & Rear, Greenhouse

Offers over £99,950

This spacious terraced villa is set within a popular residential location in Lunanhead, which lies on the outskirts of Forfar. Forfar offers a full range of social, leisure and consumer facilities, including primary and secondary schooling, major supermarkets, independent retailers and transport links.

The property offers well-proportioned accommodation over two floors, and benefits from double glazing, gas fired central heating, dining size kitchen, modern shower room, and two double bedrooms, both with fitted wardrobes. The store to rear may have further potential subject to building warrants etc.

Externally there are well laid out and mature gardens to both front and rear.

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

- Entrance Vestibule:** Double glazed exterior door. Single glazed window to front.
- Hallway:** Staircase to upper floor accommodation.
- Lounge:** Approx. 4.32m x 4.26m. Spacious public room. Double glazed window to front.



Kitchen/Diner:

Approx. 4.23m x 2.65m. Fitted with a range of floor, wall and drawer units. Breakfast bar. Integral oven, hob and extractor hood. Integral dishwasher. Double glazed window to rear. Ample space for further appliances.



Rear Vestibule:

Excellent storage space.

Store Room:

Approx. 2.77m x 1.7m. Houses gas central heating combi boiler. Double glazed window and exterior door to rear. May have further potential

Upper Floor Landing:

Hatch to loft space.

Bathroom:

Approx. 1.85m x 1.97m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Full wet wall panelling. Low maintenance ceiling. Chrome ladder style towel rail. Double glazed frosted window to rear.



Bedroom 1:

Approx. 3.85m x 3.24m. Spacious double bedroom. Double glazed window to rear. Mirror fronted wardrobes.



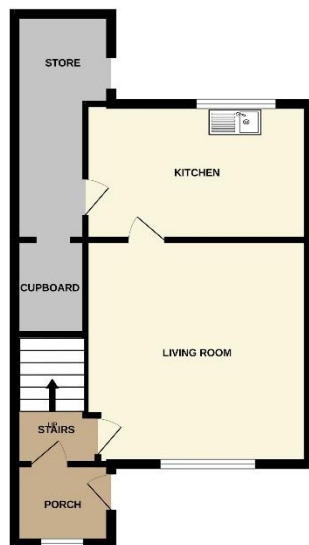
Bedroom 2:

Approx. 3.22m x 4.32m Another double bedroom. Double glazed window to front. Double mirror fronted wardrobes and cupboard above stairs.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Outside:

The front garden is laid out for ease of maintenance in gravel chips with shrub borders. The rear garden is laid to lawn again with well stocked borders and greenhouse.



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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