

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**10 The Row, Douglstown, Forfar DD8 1TL**

- **Hallway**
- **Lounge**
- **Modern Open Plan Kitchen**
- **Modern Shower Room**
- **Double Bedroom**
- **2 Attic Rooms & Boxroom accessed by Pull Down Ladder**
- **Oil Fired Central Heating & Double Glazing, EPC D**
- **Gardens & Separate Plot. Workshop, & 2 Sheds**

**Offers over £120,000**

**This charming end terraced cottage is situated in the small hamlet of Douglstown which is only a short distance from Forfar where a full range of amenities can be found, including major supermarkets, schooling and independent retailers, bars and cafes. Convenient access to the A94 which leads to Perth and Blairgowrie. An ideal location for exploring the countryside in the northeast of Scotland.**

**The property offers spacious well-proportioned accommodation at ground floor level with further converted attic space. The present owner has recently refurbished, upgraded and modernised this characterful home and it is in excellent decorative order throughout. The property benefits from oil fired central heating, double glazing, a spacious lounge with open plan kitchen, modern shower room, well-proportioned double bedroom with fitted wardrobes, and attractive internal oak doors. Buyers should not the attic does not comply with current building regulations for bedroom use.**

**This property was formerly the home of well-known local artist Barbara Robertson who is famous for her domestically orientated linocuts – chickens, cats, sheep, geese, rabbits, even an occasional human being, mostly inspired by this country cottage where she lived and did her printing on her huge cast iron printing press. Superbly drawn and detailed linocuts reflected her passion for the surrounding Angus landscape.**

**Outside there are private areas of garden ground and a large separate plot with lawn and mature trees including cherry and plum.**

**This is an excellent opportunity for a number of purchasers including first time, holiday and Airbnb use. Viewing is highly recommended.**

**Entrance Hallway:** All accommodation leading off. Hatch to attic.

**Lounge:** Approx. 3.95m x 5m. Spacious public room having sash and case double glazed windows to front and side. Focal point is a wood burning stove on tiled hearth. Open plan to the breakfasting kitchen.



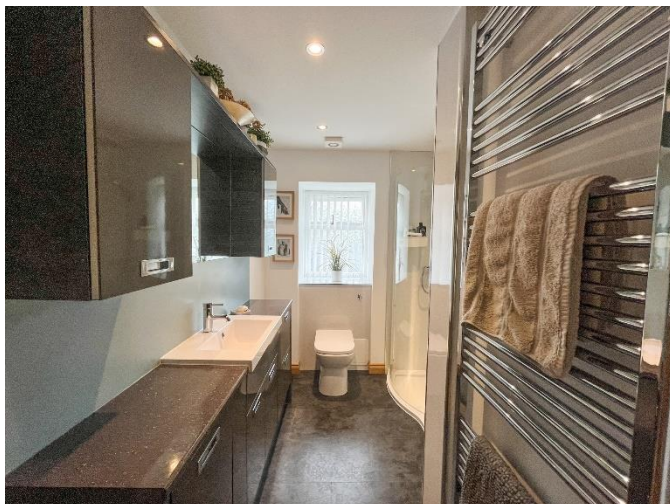


**Kitchen:**

Approx. 2.65m x 3.5m. Open plan kitchen to lounge with range of floor, wall and drawer units. Tiling to splash back. Double oven, Rangemaster induction hob, extractor hood. Plumbed for washing machine. Double glazed exterior door to rear.

**Shower Room:**

Approx. 2.75m x 2m. Modern suite comprising WC, wash hand basin in range of fitted storage units with mirror above. Walk in shower enclosure. Part wet wall. Chrome ladder style towel rail. Extractor fan. Double glazed frosted window to rear.



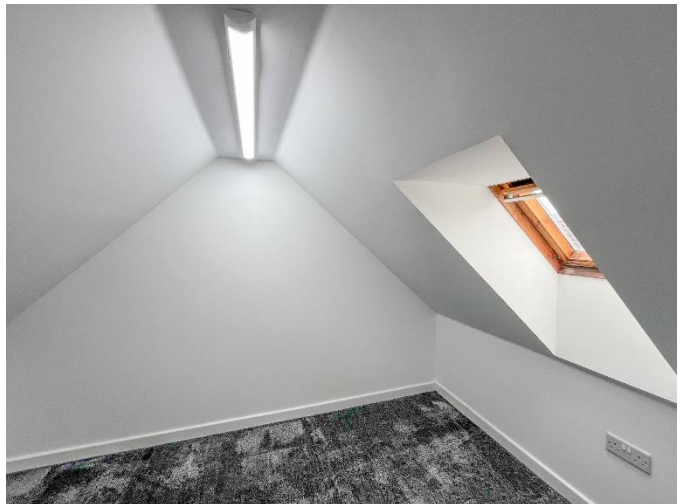
**Bedroom:**

Approx. 3.7m at widest x 4.9m. Spacious double bedroom. Sash and case double glazed window to front. Double glazed window to rear. Inset downlighters. Display alcove. Three door fitted wardrobes with shelving and hanging rail.



**Attic:**

Attic space with pull down ladder can be utilised for a number of purchasers, but they should note that this access does not comply with building regulations.



- Attic Room 1:** Approx. 4.8m x 3m. Combed ceilings. Carpet, radiator and power points. Double glazed Velux window.
- Boxroom:** Approx. 2.6m x 3m. Double glazed Velux window. Access into eaves.
- Attic Room 3:** Approx. 3.8m x 3m. Double glazed Velux window. Radiator. Power points.

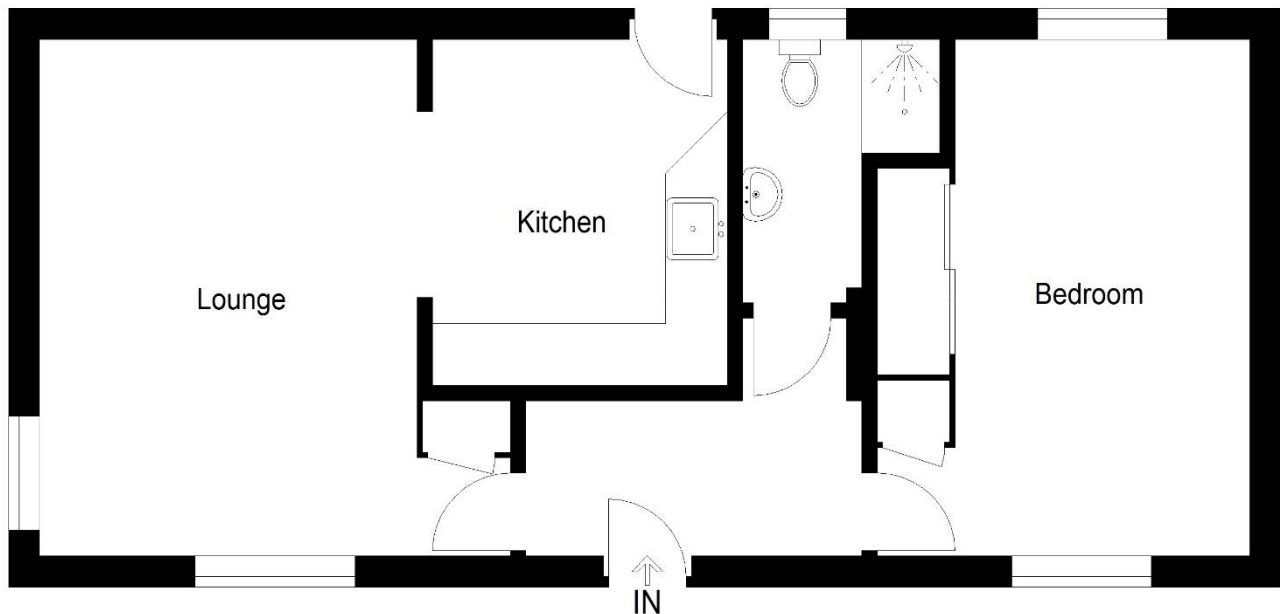


Illustration For Identification Purposes Only. Not To Scale (ID1098862 / Ref:88503)

- Outside:** Common pathway to front. Common access along the row of cottages to rear. Private Monoblock area with workshop and shed. Further timber shed. From the common access, leads to a private area of garden ground which is laid to lawn with a range of mature shrubs and trees including mature apple and cherry.





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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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