

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



152 Dundee Loan, Forfar DD8 1EB

- **Lounge**
- **Dining Room/Office**
- **Kitchen Dining**
- **Bathroom with Shower**
- **2 Double Bedrooms**
- **Gas Central Heating**
- **Double Glazing**
- **Garden & Shed**

FIXED PRICE £85,000

This first floor apartment occupies an off street location in a popular residential location convenient for all local amenities and services including shops, supermarkets, 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 throughout, and benefits from gas fired central heating, double glazing, modern fitted kitchen and modern bathroom with shower.

Externally there is a charming enclosed rear garden which has shed, lawn and patio areas.

This is an excellent opportunity for a number of purchasers including first time and buy to let, and viewing is highly recommended.

Entrance: Stairwell to first floor landing. Skylight window. Large storage cupboard.

Lounge: Approx. 4.44m x 4.27 at widest point. Spacious public room. Double glazed window to rear with views over the garden ground. Further double glazed window to side.



**Dining Room/
Office:**

Approx. 2.88m x 2.62m. Double glazed window to rear.

Kitchen/ Dining:

Approx. 3.7m x 3.35m. Fitted with a range of floor, wall, and drawer units. Integral oven and hob. Plumbed for washing machine. Space for table and chairs. Two double glazed windows to side with views over the surrounding gardens towards the Angus Glens. Wall mounted gas central heating boiler.



Bathroom:

Approx. 2.4m x 1.8m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part tiled. Extractor fan. Shaver socket.

Bedroom 1:

Approx. 4.87m x 3.26m. Spacious double bedroom with views over the garden to rear. Large recess wardrobe area, and shelved recess display cupboard.





Bedroom 2: Approx. 4.43m x 3.26m. Spacious double bedroom. Double glazed window to front.



Outside: Shared pathways. Rear garden with patio area. Lawn and gravel chips. Shed.





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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