

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



122 Restenneth Drive, Forfar, DD8 2DH

- **Terraced Villa**
- **Hallway**
- **Lounge**
- **Dining Room**
- **Kitchen**
- **Bathroom**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Gardens, Driveway & Shed**

Offers over £115,000

This well presented terraced family villa is situated in popular residential location convenient for all local amenities including shops, schools and transport links. Forfar offer 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 on two floors and is in good decorative order. The subjects benefit from gas fired central heating with combi boiler, UPVC double glazing with replacement doors, modern fitted kitchen with integrated appliances, white oak internal shaker style doors, modern bathroom with spa bath and three well proportioned bedrooms, two with fitted wardrobes.

Externally there is Monoblock driveway to front with parking for two vehicles, and a fully enclosed rear garden laid out for ease of maintenance in patio, gravel chips, and having timber shed.

This property will suit the needs of a number of purchasers including first time buyers and buy to let. Viewing is highly recommended.

Entrance Hallway:

Double glazed and leaded UPVC exterior door with side panel. Staircase to upper floor accommodation. Useful cloak/storage cupboard.

Lounge:

Approx.3.9m x 3.65m. Spacious public room. Double glazed bay formation window with display shelf to front of property. Split pane shaker style solid oak internal doors to dining room.





Dining Room:

Approx. 3.1m x 2.57m. Another spacious public room. Double glazed French doors leading to the rear garden. Feature arch to kitchen.



Kitchen:

Approx. 3.11m x 3.17m. Fitted with a range of modern floor, wall and drawer units. Integral electric oven, hob and extractor hood. Integral fridge, freezer and slimline dishwasher. Plumbed for washing machine. Tiled to splash back. Double glazed window and double glazed UPVC leded exterior door leading to the rear garden.





Upper Floor Landing:

Hatch to loft space.

Bathroom:

Approx. 1.95m x 1.96m. Three piece white suite comprising WC and wash hand basin in fitted units. Corner spa bath. Unichrome jet spray shower and folding screen. Fully tiled. Double glazed frosted window to rear.



Bedroom 1:

Approx. 3.63m x 2.94m. Double bedroom. Double glazed window to rear. Two double fitted wardrobes with mirror inset panels. One housing the gas central heating combi boiler.



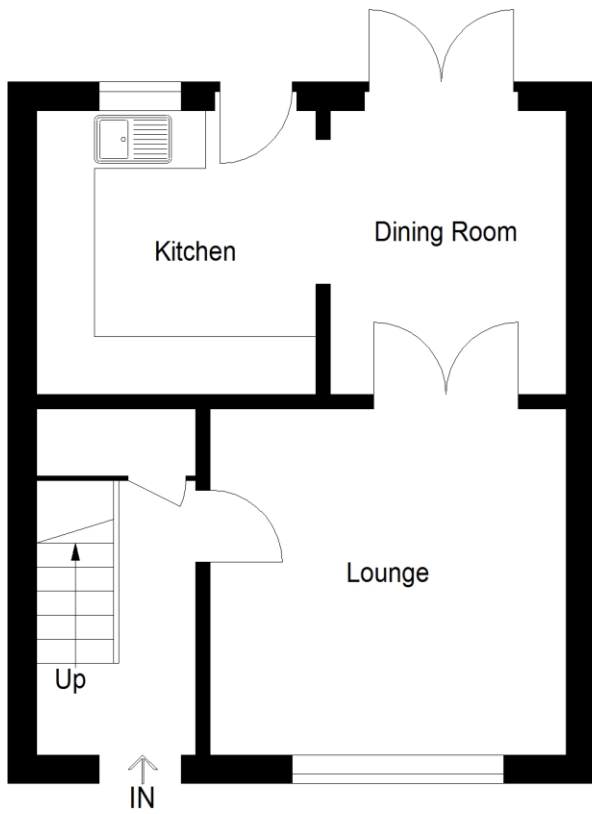
Bedroom 2:

Approx. 3.63m x 2.98m. Another double bedroom. Double glazed window to front. Double fitted wardrobe.

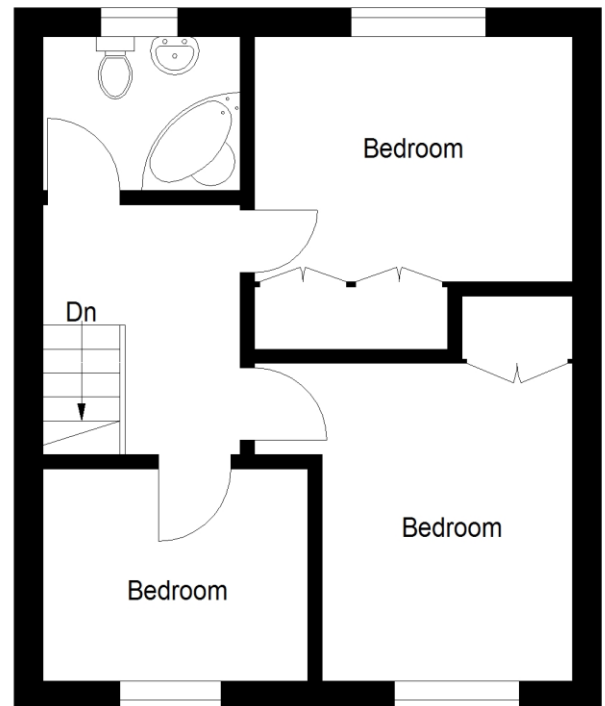


Bedroom 3:

Approx. 2.2m x 2.55m. Good size single bedroom. Double glazed window to front.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1106357 / Ref:88721)

Outside:

Monoblock driveway with ample parking for two vehicles. Garden to rear is enclosed and laid out for ease of maintenance in large patio, gravel chips, having 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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