

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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Mardale, 32 Market Street, Forfar DD8 3EW

- **Terraced Bungalow**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Shower Room**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, Solar Panels. EPC D**
- **Enclosed Garden & External Store**

Offers over £130,000

This terraced cottage is situated in a popular residential location within walking distance of the town centre, supermarkets, Whitehills Primary school and hospital 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 well-proportioned accommodation all at ground floor level, and benefits from double glazing, and gas fired central heating with combi boiler, solar panels, modern dining kitchen, and modern shower room. All bedrooms are well proportioned. To the rear is a large, enclosed garden laid out for ease of maintenance in patio, gravel chips and decking with external store.

This is an excellent opportunity to obtain ground floor accommodation of this style and location and will suit a number of purchasers including first time, family and retirement.

Entrance Hallway: UPVC exterior door.

Lounge: Approx. 5.2m x 4m. Spacious public room. Double glazed window to front. Cupboard housing fuse box and electricity meter. Feature fire surround with tiled inset and hearth. Wood burning stove. Recess display cupboard.



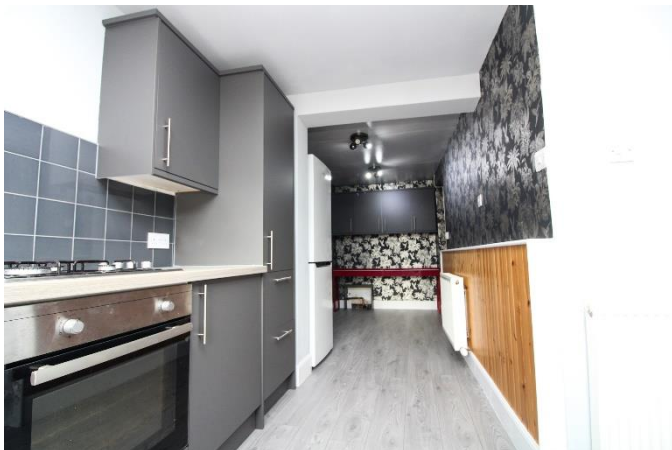


Inner Hallway:

Skylight.

Kitchen/ Dining:

Approx. 7m x 2.8m at widest. Fitted with a range of modern floor, wall and drawer units. Integral oven and gas hob. Tiling to splash back. Plumbed for washing machine. Space for tumble drier and slimline dishwasher. Wall mounted gas central heating combi boiler. UPVC exterior door to rear. Double glazed window to rear.





Shower Room:

Approx. 2.6m x 1.82m. Three piece modern white suite comprising WC and wash hand basin in casing units. Shower cubicle with wet wall. Double glazed frosted window to side.



Bedroom 1:

Approx. 5.17m x 3.7m. Spacious double bedroom. Double glazed window to front.



Bedroom 2:

Approx. 4.26m x 3.12m. Another spacious double bedroom. Double glazed window to rear.



Bedroom 3:

Approx. 3.75m x 2.2m. Well-proportioned room. Double glazed window to rear.

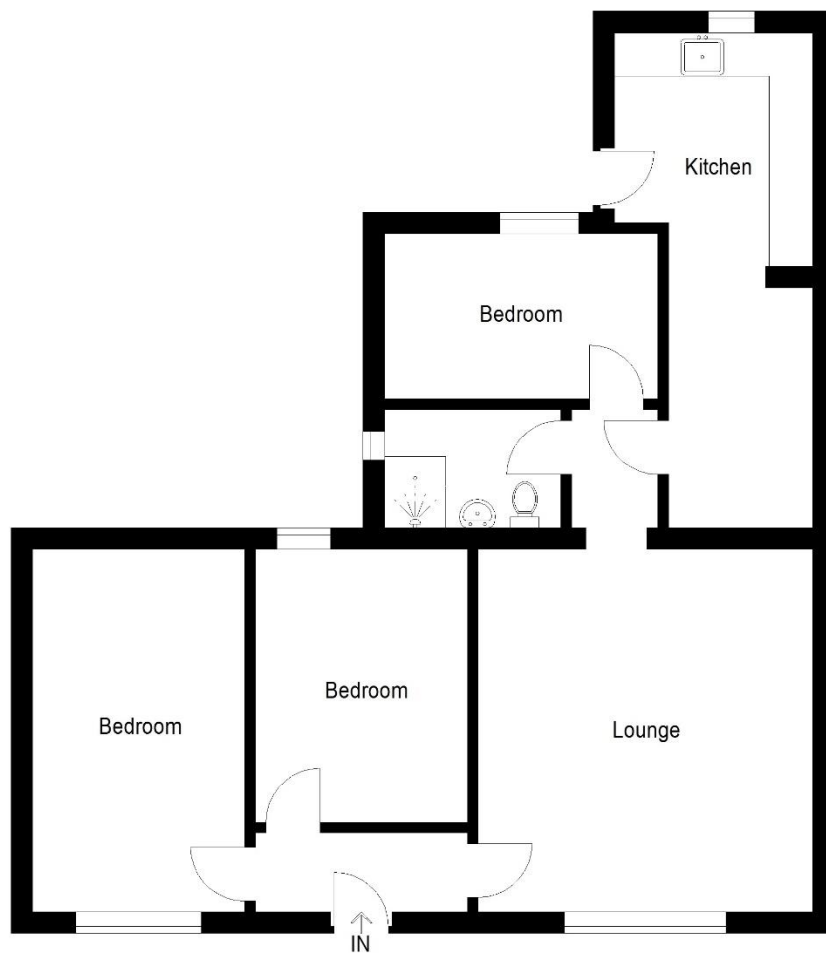


Illustration For Identification Purposes Only. Not To Scale (ID: 1106363 / Ref: 88722)

Outside:

Enclosed garden to rear. Decking with balustrade. Gravel chips. Patio and drying areas. External store. Shed.



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All you need



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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