

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



1 Thornton Place, Forfar DD8 1HB

- **Ground & First Floor Maisonette**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **External Store & Shared Gardens, Drying Area**

Offers over £70,000

This deceptively spacious ground floor and first floor maisonette apartment is situated in a popular residential location within convenient distance of all local amenities including the town centre and local shops. 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 over two floors and benefits from gas fired central heating, double glazing, modern fitted kitchen and modern bathroom with shower. Both bedrooms are double and have mirror fronted wardrobes.

Externally there are shared garden grounds, drying area and external store.

This is a great opportunity for a buy to let investor or a first time buyer and viewing is recommended.

Entrance Hallway: Staircase to upper floor accommodation. Cupboard housing fuse box and electricity meter. Useful shelved storage cupboard.

Lounge: Approx.3.6m x 4.5m. Spacious public room. Double glazed window looking to side. Large under stair storage cupboard.

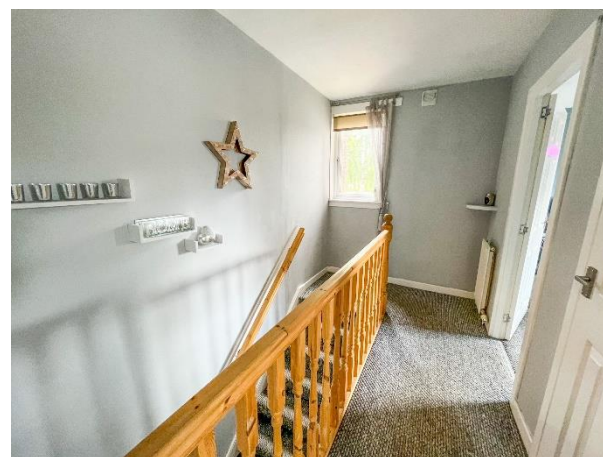


Kitchen:

Approx. 3.75m x 3.5m at widest point. Fitted with a range of modern floor, wall and drawer units. Integral oven, gas hob and extractor hood. Plumbed for washing machine. Ample space for further appliances. Shelved cupboard also housing the gas central heating boiler.



Upper Floor Accommodation:



Upper Floor Landing:

Double glazed window to front providing natural light. Balustrade. Shelved linen cupboard.

Bedroom 1:

Approx. 3.75m x 3.5m. Double bedroom. Double glazed window to side. Large double fitted mirror fronted wardrobes.



Bedroom 2:

Approx. 3.78m x 2.85m. Another spacious double bedroom. Double glazed window to side. Three door mirror fronted wardrobes.



Bathroom:

Approx. 1.85m x 1.9m. Three piece white suite comprising WC, wash hand basin and P shaped bath with shower and screen. Part wet wall. Extractor fan.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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:

Shared garden grounds. External store. Drying Area.



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All you need



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