



**Alan E Masterton**  
SOLICITORS & ESTATE AGENT

**DD5** ESTATE AGENTS

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24 Westfield Crescent, Forfar, Angus, DD8 1EG

Offers Over £170,000

Semi—detached Villa

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**DD5** ESTATE AGENTS

# Semi-detached Villa

## 24 Westfield Crescent, Forfar, Angus, DD8 1EG

Situated within the popular town of Forfar, we are delighted to offer for sale this 3 bedroomed family home within a quiet cul-de-sac of similar styled properties.

This superb semi-detached villa offers spacious, bright accommodation over two levels. Accommodation in full comprises of; a bright entrance hallway, a spacious lounge, kitchen with dining room, easily maintained rear garden area and garage.

This property will attract a wide range of buyers looking to invest in a home of quality and space, some decorative upgrading is required and early viewing is therefore highly recommended.

Property benefits from gas central heating and double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted.

### **Entrance Hall:**

Bright entrance hall accessed through a solid wooden door, storage cupboard, carpeted, radiator. Carpeted staircase leads up to a galleried top landing giving access to all bedrooms and bathroom.

### **Lounge: 4.45 x 3.91m:**

A spacious and well-proportioned room which enjoys the feeling of space and lightness through the large window overlooking the front of the property, carpeted, radiator and access to the kitchen / dining area.

### **Kitchen/ Dining Area: 6.08 x 2.42m:**

Spacious kitchen with ample workspace and dining area direct access to the secluded rear garden, white wooden wall and floor cabinets with granite worktop and tiled splash back, the appliances within the kitchen include a built in oven with 4 gas burner hob and overhead extractor and space for dishwasher and washing machine. The dining area can easily accommodate a good sized family dining table and chairs.

### **Upper Floor:**

#### **Master bedroom: 3.74 x 3.46m:**

A bright double bedroom with window overlooking the back of the home, 2 double built-in wardrobes, carpeted.

#### **Bedroom 2: 3.74 x 3.46m:**

Another bright bedroom overlooking the front of the home, carpeted.

#### **Bedroom 3: 3.07 x 2.45m:**

Ideal bedroom for storage or office space, carpeted.

#### **Shower Room: 2.23 x 1.66m:**

Comprising of a full walk-in shower cubicle with electric shower within, w.c and wash hand basin within a vanity unit with integrated shelves giving additional storage, vinyl flooring, radiator, opaque window.

#### **Garden Area:**

Attractive garden areas to the front and back of the home. The front of the property is laid with lawn with borders of mature bushes, trees and shrubs. Large monobloc driveway leads to the garage. The garden area to the rear of the home is an easily maintained space with grass and drying areas.

#### **Garage.**

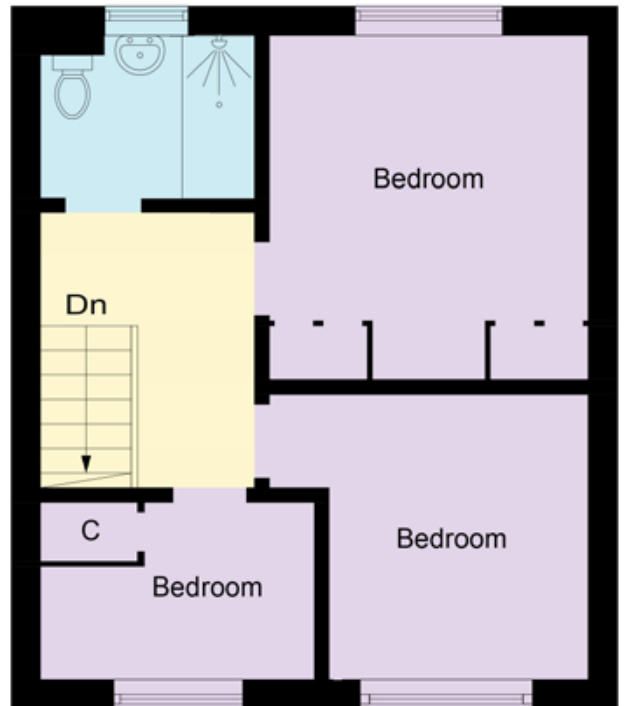
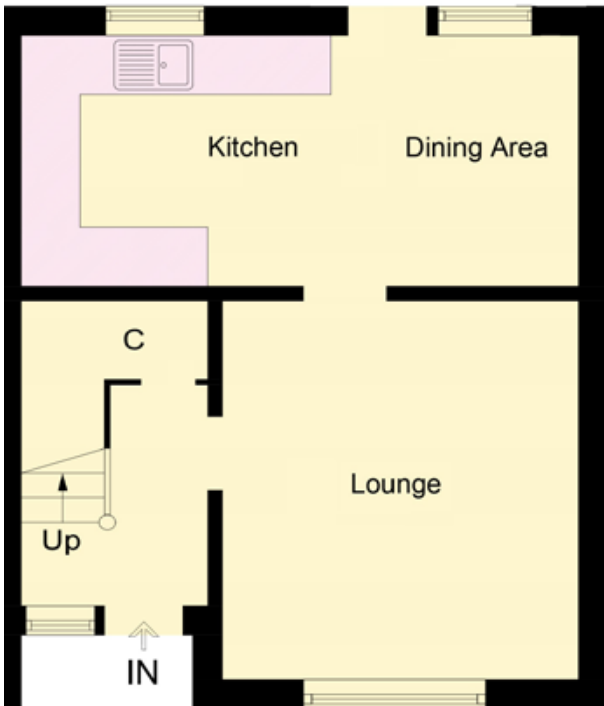
The garage is accessed by a red up and over door from the driveway, and a side timber pedestrian access door toward the back of the garage.

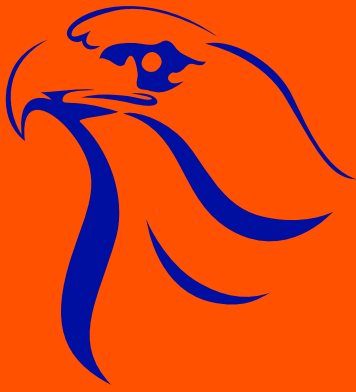












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### Home Report:

Please visit our own website at [www.legaleagles.tv](http://www.legaleagles.tv) then select this property then select the "Home Report" tab or TSPC will have this available for you to download.

### Council Tax Band:

D (Angus Council August 2024).

### EPC Band:

D

### Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com) (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:  
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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