

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**35 Dundee Loan, Forfar DD8 1DY**

- **First Floor Flat**
- **Vestibule & Hallway**
- **Lounge/Dining Room**
- **Kitchen**
- **Bathroom**
- **2 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC D**
- **Private Courtyard & Shared Gardens, Cellar**
- **Close to All Amenities**

**Offers over £75,000**



This main door first floor apartment is situated in a popular residential location, only a short walk from the town centre and all local amenities and services including shops, schools 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 on one floor, and benefits from gas fired central heating and UPVC double glazing.

Externally there is a small private courtyard to rear, and landscaped terraced shared gardens.

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

**Entrance Vestibule:** Double glazed UPVC door. Four steps to hallway. Glazed door to staircase.

**Lounge / Dining:** Approx. 4.7m x 4.6m at widest point. Spacious L shaped room. Two double glazed windows looking to front. Access to kitchen.





**Kitchen:**

Approx. 2.8m x 2.6m. Modern shaker style floor, wall and drawer units. Tiling to splash back. Solid wood work surfaces. Slot in cooker. Belfast sink with mixer tap. Plumbed for slimline dishwasher and automatic washing machine. Double glazed UPVC exterior door. Double glazed window to the rear garden.



**Bathroom:**

Approx. 2.15m x 1.83m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower curtain. Fully tiled. Low maintenance ceiling.

**Inner Hallway:**

Double glazed window to rear providing natural light.

**Bedroom 1:**

Approx. 3.87m x 2.5m. Well proportioned double bedroom. Double glazed window to front.





**Bedroom 2:**

Approx. 4.5m x 2.2m. Another spacious bedroom. Double glazed window to front.



**Outside:**

There is a private courtyard accessed via kitchen. Shared landscaped terraced gardens with drystone dyke and raised borders. Terraced garden with a range of mature trees, and planting borders.







GROUND FLOOR



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*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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