

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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7 Westfield Gardens, Forfar DD8 1HN

- Semi Detached Bungalow
- Hallway
- Lounge
- Breakfasting Kitchen
- 2 Bedrooms
- Fitted Wardrobes
- Modern Shower Room
- Gas Central Heating & Double Glazing, EPC C
- Driveway & Garage
- Gardens

Offers over £150,000

This well presented semi-detached bungalow is situated in a small cul de sac of varied yet similar styled homes, by Angus Marts, and is convenient for all local amenities and services including public transport, local shops and town centre. 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 is in good decorative order and benefits from double glazing, gas fired central heating, modern breakfasting kitchen with integral oven, hob and extractor, modern shower room, and two double bedrooms, both with fitted wardrobes. There is driveway parking for several vehicles leading to the single garage with power and light. There are easily maintained gardens to front, side and rear.

This is an excellent opportunity for a number of purchasers including first time and retirement. Viewing is highly recommended.

Entrance Vestibule: Double glazed exterior door. Split pane glazed door into hallway.

Hallway: Useful storage cupboard, also housing the central heating boiler. Hatch to loft space.

Lounge: Approx. 3.2m x 4.77m. Well proportioned public room. Double glazed window to front.



Kitchen/Dining:

Approx. 3.26m x 2.75m. Recently installed modern fitted kitchen with range of floor, wall and drawer units. Integral oven, hob and extractor hood. Plumbed for washing machine. Space for fridge. Built in breakfast bar.



Bedroom 1:

Approx. 3.34m x 3.22m. Spacious double bedroom. Double glazed window to rear. Three door mirror fronted wardrobe.



Bedroom 2:

Approx. 2.4m x 3.17m. Double bedroom. Double glazed window to rear. Mirror fronted wardrobes.



Shower Room:

Approx. 1.9m x 1.8m. Modern three piece white suite comprising WC, wash hand basin and shower enclosure. Part wet wall panelling. Double glazed frosted window to side.

Outside:

Driveway parking for several vehicles leads to the single garage, with power and light. The front garden is laid to lawn with borders and paved pathways. The rear garden is laid out for ease of maintenance in gravel chips, lawn and borders. Gate access to rear



GROUND 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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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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