

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



22 Westfield Crescent, Forfar DD8 1EG

- **Extended Semi Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Family/Dining Room**
- **Bathroom**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC D**
- **Gardens**
- **Driveway & Garage**

Offers over £175,000

This spacious semi detached villa is situated in a cul de sac in a sought after residential location convenient for 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 well-proportioned accommodation over two floors, and benefits from gas fired central heating, double glazing, UPVC exterior doors, modern fitted kitchen, modern bathroom with shower. The property was extended to the rear to provide a large open plan family/ dining room.

There is driveway parking for a number of vehicles, leading to the single garage which has power points and light. The front garden is laid to lawn with mature trees and borders, the rear garden is fully enclosed with areas of lawn, patio and decking, and a range of mature trees including apple and fruit canes.

This is an excellent opportunity to obtain a family home of this style and location, and viewing is highly recommended.

Entrance Hallway:

Double glazed UPVC exterior door and side panel. Staircase to upper floor accommodation. Useful storage cupboard.

Lounge:

Approx. 4m x 4.58m. Spacious public room. Double glazed window to front. Split pane glazed door and side panel to hallway.



Dining/Family Room:

Approx. 5.5m x 3.65m. Bright and spacious, open plan to kitchen. Space for sofa and large table and chairs. Double glazed dual aspect windows to rear. Double glazed exterior door.



Kitchen:

Approx. 3m x 2.4m. Fitted with modern floor, wall and drawer units. Integral oven, microwave, hob and extractor hood. Tiling to splash back. Plumbed for washing machine. Double glazed window to rear.



Upper Floor Accommodation:

Upper Floor Landing:

Hatch to loft space with pull down ladder. Double glazed window to side.

Bathroom:

Approx. 2.22m x 1.75m. Three piece white suite comprising WC, wash hand basin in fitted storage unit and bath. Shower over bath with shower screen. Part tiled. Extractor fan. Chrome ladder style towel rail. Double glazed frosted window to rear.



Bedroom 1:

Approx. 3.9m x 3.6m at widest point. Spacious double bedroom. Double glazed window to rear. Two double fitted wardrobes with overhead storage.



Bedroom 2:

Approx. 3.87m x 3.56m. Another good sized double bedroom. Double glazed window to front.



Bedroom 3:

Approx. 2.54m x 3m at widest. L shaped single bedroom. Double glazed window to front. Fitted wardrobe above stairs.

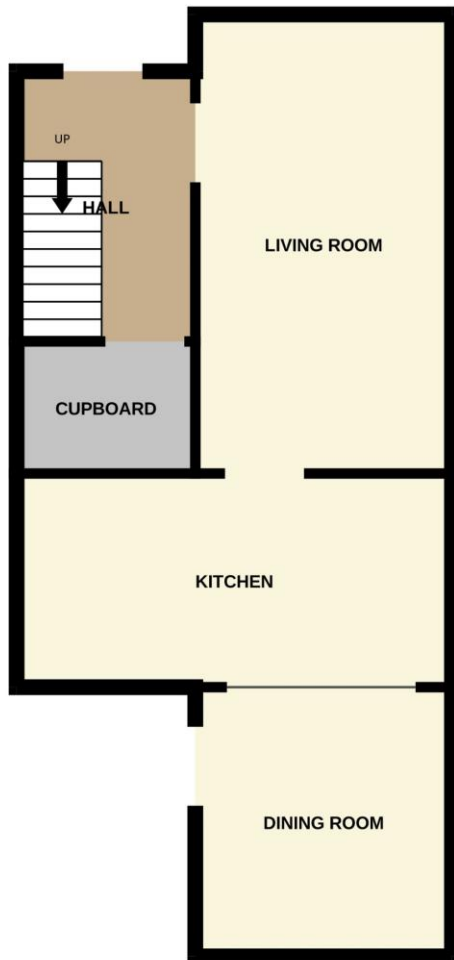


Outside:

Driveway parking to side provides ample space for a number of vehicles and leads to the single garage. The front garden is laid to lawn with well stocked shrub, tree and herbaceous borders. The garden grounds to rear are laid in lawn with decking, gravel chips, patio area, mature shrubs, trees and fruit canes, apple tree. Patio area. External water supply.



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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