

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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15 Service Road, Forfar DD8 3ER

- **Terraced Villa**
- **Lounge**
- **Kitchen Dining Room**
- **Bathroom**
- **3 Bedrooms**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Driveway Parking**
- **Enclosed Rear Garden**

Offers over £150,000

This spacious terraced family villa is situated in a popular residential location within a short walk of the town centre, Whitehills Primary school, supermarkets, local shops, and transport links. 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 accommodation over two floors and will make an ideal family home. The subjects benefit from gas fired central heating with combi boiler, modern dining sized kitchen, double glazing, modern bathroom with shower, and three well-proportioned bedrooms, all with double fitted wardrobes.

There is Monoblock driveway parking to front for several vehicles, and a fully enclosed low maintenance garden to rear with shed.

This an excellent opportunity for a number of purchasers including family, first time buyers or buy to let.

Entrance Vestibule: Staircase to upper floor accommodation. Access to lounge.

Lounge: Approx. 3.6m x 4.38m. Spacious public room. Double glazed window to front.



Kitchen/Dining:

Approx. 4.75m x 2.78m. Modern kitchen/dining with two clearly defined areas. Kitchen fitted with a range of modern floor, wall and drawer units. Slot in gas cooker and extractor hood. Space for table and chairs. Useful under stair storage cupboard. Two double glazed windows to rear. Exterior door.



Upper Floor Accommodation:

Upper Floor Landing:

Hatch to loft space. Useful shelved storage cupboard also housing the gas central heating combi boiler.

Bathroom:

Approx. 2.53m x 1.65m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part wet wall panelling. Double glazed frosted window to rear.



Bedroom 1:

Approx. 3.25m x 3.44m. Double bedroom. Double glazed window to front. Double fitted wardrobes.



Bedroom 2:

Approx. 3.2m x 3m. Double bedroom. Double glazed window to rear. Double fitted wardrobes.



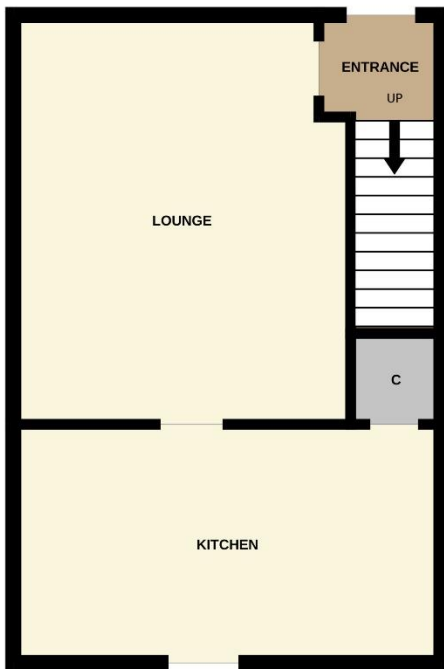
Bedroom 3:

Approx. 2.78m x 2.42m. Another well proportioned room. Double glazed window to front. Double fitted wardrobe.



GROUND FLOOR
34.3 sq.m. approx.

1ST FLOOR
34.3 sq.m. approx.



TOTAL FLOOR AREA : 68.6 sq.m. approx.

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:

Monoblock driveway for several vehicles. The rear garden is enclosed and laid out for ease of maintenance in part paving stones. Timber shed and rotary dryer.



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All you need



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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