

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



32 Teuchatcroft, Forfar. DD8 1JJ

- **Extended End Terraced Villa**
- **Hallway**
- **Spacious Lounge**
- **Dining Room**
- **Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **Gas Central Heating, EPC D**
- **Double Glazing**
- **Low Maintenance Garden**
- **Garage**

Offers over £110,000

This end terraced extended villa is situated in a cul de sac in a much sought after residential location within walking distance of the town centre, Langlands Primary School, and all local amenities. 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 has been extended to the rear to provide a dining room. The subjects benefit from UPVC double glazing and doors, fitted kitchen with integral oven, hob and extractor hood, gas fired central heating with combi boiler, shower room on the upper floor and two well proportioned bedrooms, both with fitted wardrobes. The property also enjoys rooftop views towards the Angus Glens, and Grampian Foothills.

An added attraction is the single garage and low maintenance gardens to front and rear.

This is an excellent opportunity for a number of purchasers including first time and buy to let, and viewing is essential to see the property's full potential.

Entrance Hallway:

UPVC double glazed door and window to front. Staircase to upper floor accommodation. Under stair storage cupboard.

Lounge:

Approx. 6m x 3.2m. An excellent size public room. Double glazed window to front enjoying rooftop views towards the Angus Glens. Living flame gas fire with surround. Double split pane doors into dining room.





Dining Room:

Approx. 3.6m x 2.25m. Double glazed French Doors leading to the rear garden.

Kitchen:

Approx. 3.9m x 2.76m. Fitted with a range of floor, wall and drawer units. Integral oven, induction hob and extractor hood. Tiling to splash back. Ample space for appliances. Plumbed for washing machine. Double glazed windows to side and rear. Double glazed UPVC exterior door.



Upper Floor Accommodation:

Upper Floor Landing:

Corner Shelf. Double glazed window to side. Hatch to loft storage space.

Shower Room:

Approx. 2.35m x 1.77m. Three piece white suite comprising WC, wash hand basin and shower cubicle with wet wall. Useful shelved storage cupboard with light. Double glazed frosted window.



Bedroom 1:

Approx. 4.56m x 2.82m. Spacious double bedroom. Double glazed window to front again enjoying the outstanding views over the town and beyond. Freestanding wardrobes



Bedroom 2:

Approx. 3.18m x 3.33m. Another double bedroom. Double glazed window to rear with views to Balmashanner Hill and monument. Useful wardrobe, also housing the central heating combi boiler.



Outside:

The front garden is bounded by a low level brick dyke and laid out in gravel chip and rockery borders with paved pathways. The rear garden is enclosed with gravel chips and Monoblock pathways with gate access to rear. Right of access for bins. Garage.



Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1119420 / Ref:89082)

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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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