

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



47 Suttieside Road, Forfar DD8 3EL

- **Second Floor Apartment**
- **Hallway**
- **Lounge**
- **Open Plan Kitchen**
- **Four Piece Bathroom**
- **2 Double Bedrooms**
- **Gas Central Heating & Double Glazing, EPC D**
- **Shared Gardens & Shed**
- **Residents Car Park**
- **Views over Surrounding Countryside**

Offers over £85,000 (HR Value 90K)

This top floor, two bedroom apartment is situated in a popular residential location and enjoys open views to both front and rear. The town centre and all local amenities, including shops, schools, hospital and public transport are within easy walking distance. 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 and bright accommodation throughout, and benefits from gas fired central heating, double glazing, four piece bathroom, two double bedrooms, and a large lounge with woodburning stove and open plan kitchen/dining.

Externally there are shared garden grounds, parking area, and timber shed included.

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

Entrance Hallway: With all accommodation leading off. Meter cupboard.

Lounge: Approx. 3.9m x 4m at widest point. Bright and spacious south facing public room. Double glazed windows enjoying views over the town towards Balmashanner monument. Eaves storage to either side. Focal point of the room is a woodburning stove with tiled surround, stone hearth and wooden fireplace. Open plan to kitchen.



Kitchen:

Approx. 4.33m x 3.2m. Fitted with a range of modern floor, wall and drawer units with solid wood work surfaces. Integral oven, hob and extractor hood. Recess for fridge freezer. Plumbing for washing machine. Double glazed window to rear enjoying open countryside views towards the Angus Glens. Tiled floor. Eaves storage.

**Bathroom:**

Approx. 3.41m x 1.72m. Four piece white suite comprising WC, wash hand basin, bath and separate shower cubicle with wet wall. Double glazed Velux window. Chrome ladder style towel rail.

**Bedroom 1:**

Approx. 3.37m x 4m. Spacious double bedroom, double glazed window to rear, again enjoying the views.

Bedroom 2:

Approx. 3.84m x 3.17m. Another double bedroom. Double glazed window to side again enjoying views. Double mirror fronted wardrobes. Hatch to fully floored loft space with pull down ladder and power.

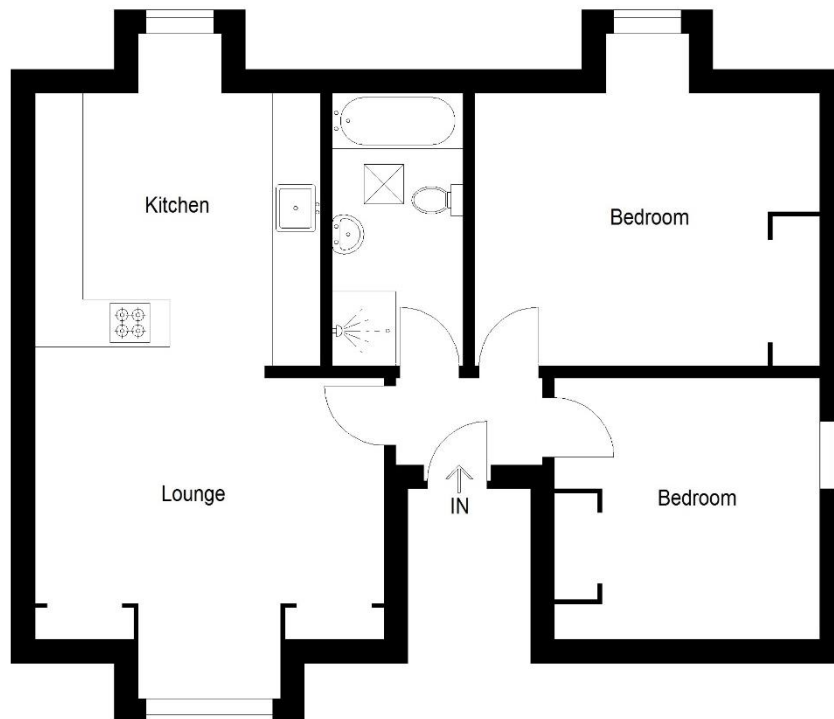


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Outside:

Shared garden grounds with drying areas and a large timber shed. Shared parking courtyard to rear.



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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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE
Tel: 01307 464443 • Fax: 01575 520229
forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP
Tel: 01382 200411 • Fax: 01382 203033
dundee@taysidepropertyonline.com