

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**39 Suttieside Road, Forfar, DD8 3EL**

- **Ground Floor Flat**
- **Hall**
- **Lounge**
- **Modern Kitchen**
- **Modern Shower Room**
- **Double Bedroom**
- **Gas Central Heating & Double Glazing, EPC C**
- **Residents Parking & Shared Gardens**

**Offers over £55,000**



This well presented ground floor apartment is situated in an off street location close to all local amenities and services within walking distance of the town centre and public transport. The property enjoys countryside views to the rear.

The property offers spacious accommodation all at ground floor level and has recently been upgraded. The subjects benefit from gas fired central heating, double glazing, modern recently installed fitted kitchen with integral oven and hob, modern shower room and double bedroom.

Externally there is residents parking and shared garden areas.

The property will make an ideal first time or buy to let purchase and viewing is recommended.

**Entrance Hallway:** Cupboard housing fuse box and electricity meters.

**Lounge:** Approx. 3.83m x 3.99m. Spacious public room with double glazed window to front with storage below. Recessed display alcove again with storage below.



**Kitchen:**

Approx. 2.15m x 2.7m. Recently installed modern fitted kitchen with range of floor, wall and drawer units. Integral oven and hob and splashback.



**Shower Room:**

Approx. 2.26m x 1.45m. Three piece white suite comprising WC, wash hand basin with storage below and shower cubicle. Full wet wall panelling and low maintenance ceiling.





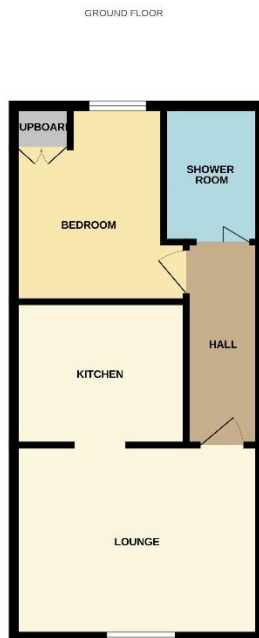
**Bedroom:**

Approx. 3.3m x 3.9m at widest. Double glazed window to rear enjoying countryside views. Fitted cupboard also housing central heating boiler and overhead storage.



**Outside:**

Residents parking. Shared drying area.



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