

Property for Sale



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4 St Johns Cottages, Fyfe Street, Forfar, DD8 3EQ

- End Terraced Stone Built Villa
- Hallway
- Lounge & Dining Room
- Kitchen
- Sitting Room
- Ground Floor Shower Room
- 3 Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing, EPC D
- Generous Sized Gardens, Office/Bar
- 2 Double Garages

Offers Over £230,000

This well presented traditional end terraced Victorian villa is situated in a popular residential location within convenient distance of all local amenities and services including Whitehills Primary, Whitehills Hospital, supermarkets, public transport and the town centre. 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 well proportioned accommodation over two floors and has retained much of its original character. The subjects benefit from gas fired central heating, double glazing, fitted kitchen with range cooker, south facing lounge and two further public rooms to the rear laid out as dining room and sitting room. There is a ground floor shower room and a bathroom on the upper floor.

There are generously proportioned gardens to the front, side and rear with double garage to front, further double garage to rear and outbuilding which is currently used as an office and bar.

This is a rare opportunity to obtain a home of this style and viewing is essential to fully appreciate the character and spacious nature of home being offered for sale.

Entrance Hallway:

Impressive reception hallway with staircase to upper floor accommodation with balustrade. Double glazed exterior door and window. Useful under stair storage cupboard with light.

Lounge:

Approx. 4.65m x 4.8m. Spacious public room with double glazed window to front. South facing window enjoying outlook over the garden ground. Feature tiled fire surround and hearth with gas fire. Picture rail and cornice. Recessed display cupboard with storage below.



Dining Room:

Approx. 3.3m. x 3.2m. Another well proportioned public room open plan to sitting room and kitchen. Picture rail and cornice.



Kitchen:

Approx. 4.1m x 2.95m. Fitted with a range of floor, wall and drawer units. Range Master cooker with stainless steel splashback and canopy. Plumbed for washing machine and ample space for further appliances. Double glazed window to rear.

Sitting Room:

Approx. 3.9m x 4.37m. Another spacious public room with double glazed window to side.

Shower Room:

Approx. 3.7m x 1.82m. Three piece white modern suite comprising WC, wash hand basin and shower cubicle, part wet wall. Chrome ladder style towel rail. Double glazed frosted window to rear. Hatch to loft space.

Rear Hallway:

Leads to utility/boot room.

Boot Room:

Approx 3.33m x 1.16m. Double glazed window to side. Wall mounted central heating boiler.



Rear Vestibule: Double glazed exterior door.

Upper Floor Accommodation

Upper Floor Landing With all bedroom and bathroom accommodation leading off.

Bedroom 1: Approx. 5.12m x 3.3m at widest. Spacious double bedroom with double glazed windows to front enjoying rooftop views over the town including landmarks of Lawson Memorial and Balmashanner hill and monument. Double fitted wardrobes.



Bedroom 2: Approx. 4.33m x 2.95m. Double bedroom with double glazed window to rear. Double fitted wardrobes with sliding doors.



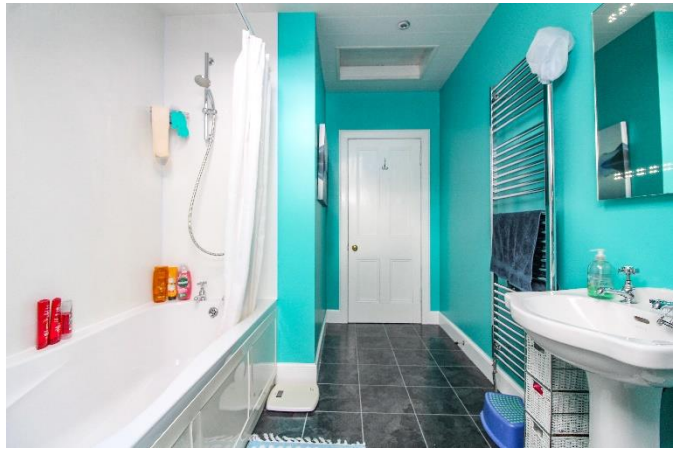
Bedroom 3:

Approx. 2.37m x 3.33m. Double bedroom with double glazed window to rear. Fitted wardrobes and overhead storage.



Bathroom:

Approx. 3.84m x 2.24m. Modern three piece white suite comprising WC, wash hand basin and bath, shower over bath with shower curtain. Part wet wall. Low maintenance ceiling. Useful shelved medicine cupboard. Ladder style chrome towel rail. Double glazed Velux window. Illuminated mirror.



Outside:

The property occupies the end of terrace of a row of Victorian dwellinghouses. There is driveway access via Service Road to a double garage and south facing front gardens in sections to front and side. Driveway parking to rear. A large office/bar with power and a further double garage with power.



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 misstatement. The client is to be advised that prices only are to be used as a guide 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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