

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



19 The Ha'en. Forfar DD8 2BU

- Terraced Villa
- Vestibule & Hall
- Lounge
- Kitchen
- Bathroom
- 2 Double Bedrooms
- Gas Central Heating & Double Glazing, EPC D
- Gardens to Front & Rear

Offers over £95,000

This spacious mid terraced villa is situated in a popular residential location, only a short walk from the town centre, and all local amenities including primary school, local shops, and public transport. 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 benefits from gas fired central heating and double glazing. Externally there are gardens to both front and rear.

This is an excellent opportunity for a number of purchasers including first time and buy to let.

Entrance Hallway: Double glazed UPVC exterior door. Useful under stair cloak cupboard also housing electricity meter and fuse box. Split pane glazed door into hallway.

Hallway: Staircase to upper floor accommodation.

Lounge: Approx. 3.8m x 4.37m. Spacious public room. Two double glazed windows looking to front. Recess display alcove.



Kitchen:

Approx. 4.9m x 2.2m. Fitted with a range of floor, wall and drawer units. Integral oven and hob. Tiling to splash back. One and half sink and drainer. Wall mounted central heating boiler.



Rear Vestibule:

Useful storage cupboard. Double glazed UPVC window and door to rear.



Upper Floor Accommodation:

Staircase with mid floor landing. Double glazed window to front.



Bedroom1:

Approx. 4m x 2.98m. Double bedroom. Double glazed window to front.



Bedroom 2:

Approx. 3.65m x 3.7m. Another good size double bedroom. Range of fitted bedroom furniture/wardrobes. Double glazed window to rear.



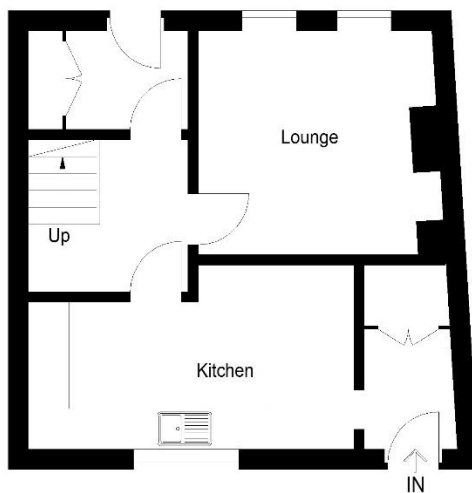
Bathroom:

Approx. 3.3m x 1.5m. Three piece white suite comprising WC, wash hand basin and bath. Shower handset mixer over bath. Double glazed frosted window to rear.

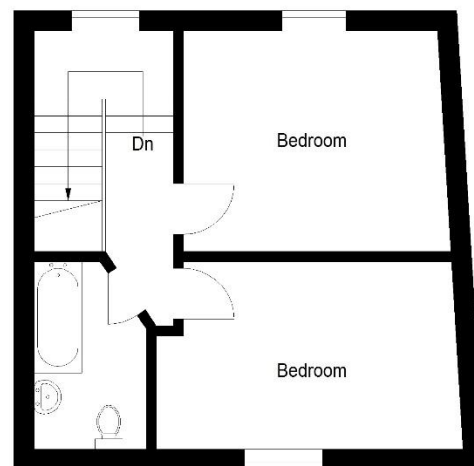


Outside:

The front garden is bounded by a stone built wall and enclosed with a range of shrubs. Mutual path to rear. Steps leading to private area of garden ground which is laid to lawn with mature shrubs.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1130548 / Ref:89367)



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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