

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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## 5 Chapel Street, Forfar DD8 2AB

- Terraced Townhouse
- Hallway
- Lounge
- Kitchen/Dining/Family Room
- Utility & Cloaks/WC
- Family Bathroom
- 5 Bedrooms & En Suite
- Gas Central Heating
- Double Glazing, EPC C
- Mature Gardens to Rear

Offers over £240,000

This recently modernised, renovated and refurbished terrace villa is situated within a conservation area in a prime central location convenient for all local amenities and services including local shops, supermarkets and primary school. Forfar offer 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 an incredible amount of accommodation over three floors and is in excellent ready to live in condition throughout. The property has been taken back to its shell and then rebuilt from within and insulated to a high standard. Features include gas fired central heating, sash and case style double glazed windows, modern fitted kitchen/family/dining room with range style cooker, integral dishwasher and extractor hood, oak finish internal doors. downstairs cloakroom/WC, modern bathroom, and En Suite to the main bedroom.

Externally there is a generously proportioned mature garden to rear, laid to lawn with a range of mature shrubs and trees. Only with viewing will the purchaser fully appreciate the level of accommodation being offered for sale.

**Entrance Hallway:** Double glazed UPVC exterior door. Double glazed window providing natural light. Staircase first floor landing. Double glazed UPVC door to rear.

**Lounge:** Approx. 4.66m x 2.96m. Adaptable room at ground floor level. Double glazed window to front with storage below. Recess display area with storage below. Double glazed window to rear. Large under stair storage cupboard.



**Kitchen/Dining/  
Family Room:**

Approx. 7.7m x 4.6m at widest. Fitted with a range of modern base level storage units with range style cooker and extractor hood. One and half sink and drainer. Integral dishwasher. Two double glazed windows to front.







**Utility Room:**

Approx. 0.93m x 2m. Power points. Plumbing for washing machine.

**Cloaks/WC:**

Approx. 2.27m x 0.92m. Two piece white suite comprising WC, and wash hand basin. Extractor fan.



**First Floor Landing:**

Double glazed window to front with display shelf. Views towards church spier. Double glazed window to rear.

**Bathroom:**

Approx. 1.9m x 1.83m. Three piece white suite comprising WC, wash hand basin and P shaped bath with wet wall. Shower over bath with shower screen.



**Bedroom 1:**

Approx. 3.7m x 3.42m. Double bedroom. Two double glazed windows to front with display shelf.



**Bedroom 2:**

Approx. 3m x 4.65m. Double glazed window to front.

**Bedroom 3:**

Approx. 2.75m x 2.87m. Another well proportioned room. Double glazed window to front.

**Mid Floor Landing:**

Double glazed Velux window.



**Upper Landing:**

Power point.

**Main Bedroom:**

Approx. 5.57m x 4.17m. Spacious double bedroom. Double glazed Velux windows to front and rear. Dressing area with power points. Cupboard housing central heating boiler with hot water tanks.

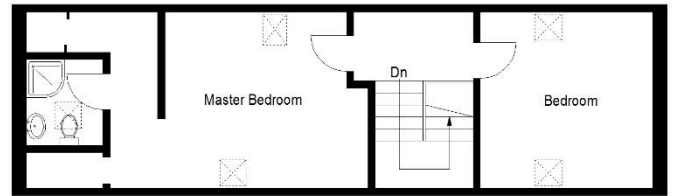
**En Suite:**

Approx. 2m x 1.76m. Three piece white suite comprising WC, wash hand basin and shower cubicle with wet wall. Chrome ladder style towel rail. Double glazed Velux window.



**Bedroom 5:**

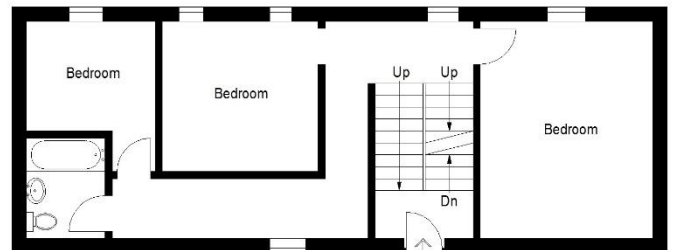
Approx. 3.16m x 4.26m. Double bedroom. Double glazed Velux windows to front and rear.



Attic Floor



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1124584 / Ref.89239)







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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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