

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**8 St James Road, Forfar DD8 1LD**

- **Corner Terraced Villa**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **4 Bedrooms & En Suite**
- **Large Basement**
- **Gas Central Heating & Double Glazing, EPC C**
- **Gardens & Shed**

**FIXED PRICE £145,000**

This deceptively spacious stone built corner terraced villa is situated in a popular residential location within immediate distance of all local amenities and services including the town centre, supermarkets, Strathmore Primary School and public transport.

The property offers spacious accommodation throughout and benefits from gas fired central heating, double glazing, dining sized fitted kitchen, modern bathroom and En suite bathroom to the main bedroom. The range of bedrooms can be utilised to suit the individual purchasers' requirements. In addition, there is a large basement which again has multiple uses, and has power and light.

Occupying a corner plot, there are easily maintained gardens to front and side and shed.

This property must be viewed to fully appreciate the spacious nature of home being offered for sale,

**Entrance Vestibule:** Double glazed UPVC exterior door. Split pane glazed door into hallway.

**Hallway:** Staircase to upper floor accommodation. Under stair storage cupboard.

**Lounge:** Approx. 5m x 3.28m at widest point. Spacious public room. Double glazed window to front. Feature fire surround with recess. Alcove display recess with downlighter and storage cupboard below. Staircase to lower floor accommodation.





**Kitchen/Dining:**

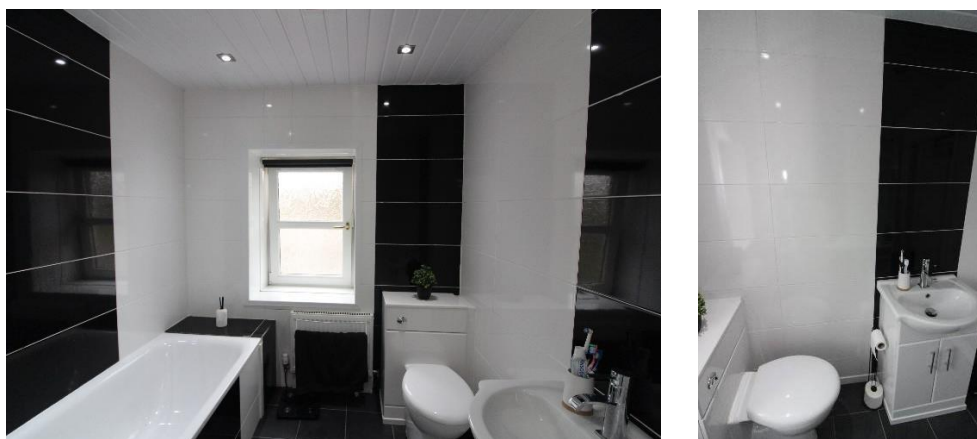
Approx. 4.83m x 2.9m. Two clearly defined areas. Kitchen fitted with a range of modern floor, wall and drawer units. Slot in cooker, extractor hood. Plumbed for washing machine and dishwasher. Tiling to splash back. Double glazed window to front. Space for table and chairs.

**Upper Floor Accommodation:****Upper Floor Landing:**

Hatch to loft space.

**Bathroom:**

Approx. 2.11m x 2m. Fully tiled. Three piece white suite comprising WC, wash hand basin with storage below and bath. Shower over bath with shower screen. Extractor fan. Double glazed frosted window to front.



**Bedroom 1:**

Approx. 3.3m x 2.44m. Double bedroom. Double glazed window to front.



**En Suite:**

Approx. 1.63m x 1.88m. Three piece white suite comprising WC, wash hand basin in fitted unit and bath. Double mirror fronted wardrobes.

**Bedroom 2:**

Approx. 2.91m x 2.62m. Another well proportioned room. Double glazed dual aspect windows to front and side.





**Bedroom 3:**

Approx. 3.85m x 3.22m. Another good sized room. Double glazed window to side.

**Lower Hallway:**

Double glazed window to side. Steps leading into office.

**Bedroom 4:**

Approx. 3.2m x 2.88m. Adaptable room. Could also be used as bedroom. Two double glazed windows to rear. Double glazed Velux roof window. Double mirror fronted wardrobes.

**Outside:**

The property occupies a corner plot with gardens to front and side. Steps leading to a large basement.

**Basement:**

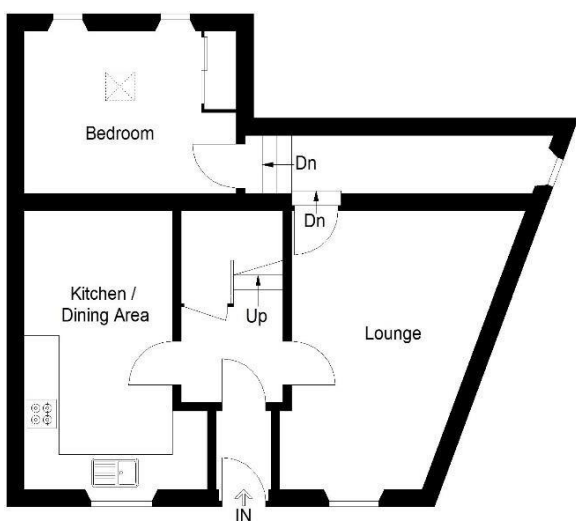
Approx. 3.35m x 3m. Power & light.



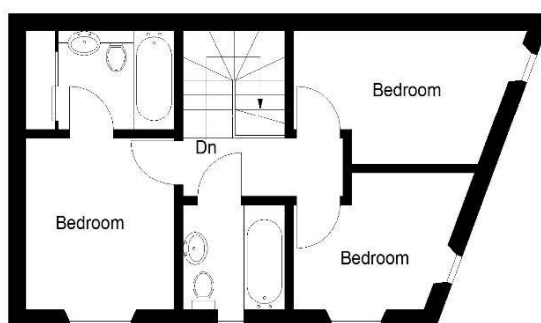


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All you need



**Ground/Basement Floors**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID1137666 / Ref:89485)

*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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