

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**32 St Margaret's Park, Forfar, DD8 3EB**

- **Semi Detached Villa**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining**
- **Shower Room**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway Parking**
- **Gardens Front & Rear, Summerhouse & Shed**
- **Close to All Amenities**

**Offers over £145,000**

This spacious semi-detached villa is situated on an off-street location in one of the most sought after areas of Forfar within walking distance of Whitehills Primary School and Whitehills Hospital, 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 benefits from gas fired central heating, UPVC woodgrain effect double glazing and replacement doors, a modern dining sized kitchen with integral double oven, fridge/freezer, hob, extractor and dishwasher, modern ground floor shower room with full wet wall panelling and three double bedrooms, two with fitted wardrobes.

There is driveway parking to front for several vehicles and easily maintained garden. The garden to rear is laid out in patio areas, lawn and has external store and summer house.

This is an excellent opportunity to obtain a family home of this style and location which would also make a good investment buy to let. Viewing is, therefore, highly recommended.

**Entrance Vestibule:**

Double glazed UPVC exterior door. Glazed door to hallway.

**Hallway:**

Staircase to upper floor accommodation. Double glazed window to side. Large under stair storage cupboard.

**Lounge:**

Approx. 4.77m x 4.17m. Bright and spacious public room with double glazed window to front. Feature fire surround with living flame gas fire.



**Kitchen/Dining:**

Approx. 2.9m x 4m. Modern fitted kitchen with a range of floor, wall and drawer units. Integral double oven. Five ring gas hob and extractor hood. Dishwasher. Plumbed for washing machine. Integrated fridge and freezer. Cupboard housing gas central heating boiler. Built in dining/breakfast bar. Low maintenance ceiling with downlighter. Double glazed window and UPVC exterior door to rear.





**Shower Room:**

Approx. 1.96m x 1.93m. Modern three piece suite comprising WC, wash hand basin in fitted storage units and shower cubicle. Chrome ladder style towel rail. Extractor fan. Full wet wall panelling. Low maintenance ceiling and downlighters. Double glazed frosted window to rear.



**Staircase:**

Has mid floor landing with double glazed window to side. Upper landing has hatch to loft space.

**Bedroom 1:**

Approx. 4.67m x 2.93m. Double bedroom with double glazed window to front.

**Bedroom 2:**

Approx. 4.1m x 3.2m. Another double bedroom with fitted wardrobe and also housing fuse box.

**Bedroom 3:**

Approx. 3.5m. x 3m. Another double bedroom with double glazed window to side. Fitted wardrobe.



**Outside:**

Front garden is laid to areas of lawn and shrub borders with low level divider to driveway which has ample parking for several vehicles.

Rear garden is laid to lawn with patio areas, external store and summer house.



GROUND FLOOR  
48.0 sq.m. approx.

1ST FLOOR  
48.0 sq.m. approx.



TOTAL FLOOR AREA : 96.0 sq.m. approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such 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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*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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