

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



123a Castle Street, Forfar DD8 3HN

- **Modernised & Refurbished Second Floor Flat**
- **Hallway**
- **Lounge**
- **Modern Kitchen Dining & Utility**
- **Modern Bathroom**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Large Gardens**

Offers over £100,000

This recently modernised and upgraded second floor top apartment is situated in a prime central location within walking distance of all amenities and services including shops, supermarkets, bars, cafes, public transport and primary and secondary schooling. Forfar offers a broad cross section of social, leisure and consumer facilities and provides convenient access to Dundee/ Aberdeen A90 dual carriageway which connects to major routes north and south.

The property can be described as in ready to live in condition, having been recently modernised, and features include UPVC tilt and turn double glazed windows, gas fired central heating with combi boiler, modern dining size kitchen with integral oven, hob and extractor, separate utility room, modern bathroom with shower, and three well proportioned bedrooms. The character and charm of the original dwelling has been retained.

Externally there is a large garden in areas of lawn, with mature shrubs, trees and shed.

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

Hallway: Wood and glazed exterior door. Large, shelved storage cupboard. Cornicing.

Lounge: Approx. 4.23m x 4.42m. Spacious public room. UPVC double glazed windows to front enjoying rooftop views over the town. Recess display cupboard with storage below. Raised fire surround and plinth. Natural wood flooring.





Kitchen/Dining:

Approx. 4.82m x 3.4m. Fitted with range of floor, wall and drawer units. Integral oven, gas hob and extractor hood. Stainless steel sink and drainer with mixer tap. Co-ordinated work surface and splash back. Space for table and chairs. Downlighters. Double glazed window looking to rear again enjoying rooftop views. Shelved storage cupboard.



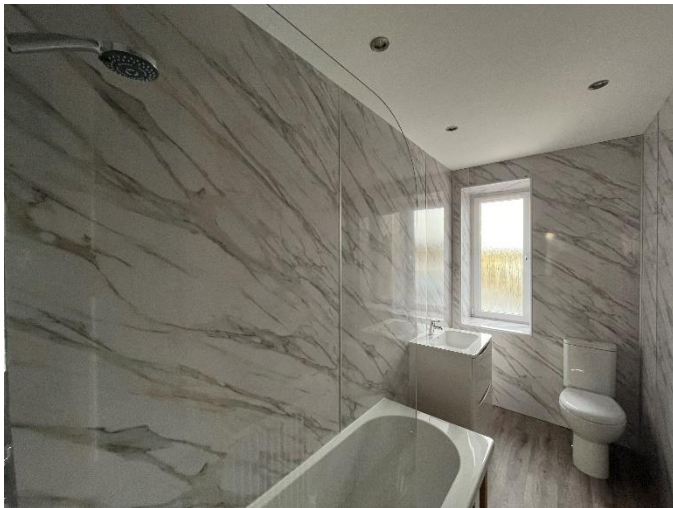


Utility:

Approx. 1.41m x 1.55m. Double glazed window to rear. Plumbing for washing machine. Recessed gas central heating Worcester boiler. Full wet wall panelling. Double glazed window to rear.

Bathroom:

Approx. 3.48m x 1.4m. Recently installed modern three piece white suite comprising WC, wash hand basin with storage below and bath. Shower over bath with raindrop and handset mixer shower. Full wet wall panelling. Downlighters. Double glazed frosted window to rear.



Bedroom 1:

Approx. 4.33m x 4.57m. Spacious double bedroom. Double glazed windows to front, again enjoying the rooftop views. Feature fire surround. Wall storage cupboard.



Bedroom 2:

Approx. 4.4m at widest x 4.68m. Another spacious double bedroom. Double glazed window with views to rear. Shelved storage cupboard. Feature fire surround.



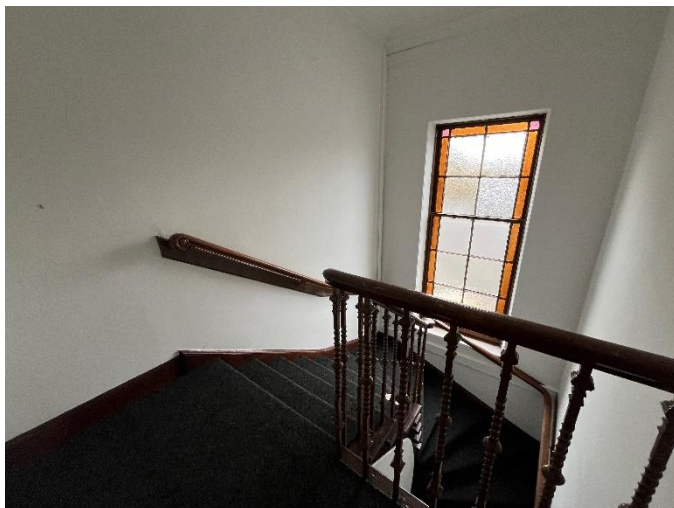
Bedroom 3:

Approx. 3m x 2.3m. Another well proportioned room. Double glazed window to front.



Outside:

A generously proportioned large rear garden in sections, with a range of mature trees, shrubs, drying area and shed.





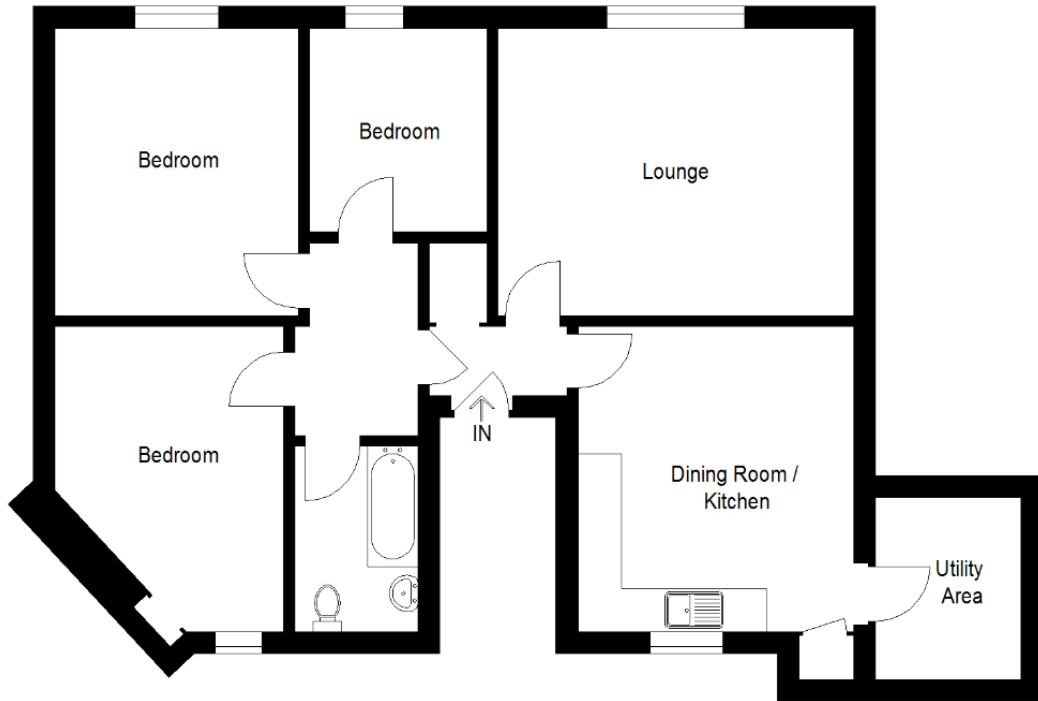


Illustration For Identification Purposes Only. Not To Scale (ID:1135535 / Ref:89451)



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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