



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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15 Thornton Park, Forfar, DD8 1HG

2 Bedroomed, End Terraced Villa



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2 Bedroomed, End Terraced Villa

15 Thornton Park, Forfar, DD8 1HG

This 2 bedroomed end terraced home sits back within a quiet cul-de-sac in a popular residential area, Thornton Park in Forfar. The property offers spacious accommodation flooded with natural light throughout. Accommodation in full comprises of: A bright lounge overlooking the rear garden, modern kitchen which leads out to the well maintained and low maintenance garden with outdoor store. Carpeted staircase leads to the upper level which gives access to the 2 double bedrooms and fully tiled shower room.

This highly sought after area is close to all local amenities and has close access to schools, shops and transport links. The property benefits from ample built-in storage space throughout, double glazing and gas central heating.

Entrance Hallway:

The entrance hall is accessed from a white upvc security door. The hallway gives access to the bright living area, kitchen and storage. Carpeted staircase leads to the upper level to give access to the 2 double bedrooms and modern shower room as well as additional hallway storage cupboards.

Lounge:

5.31m x 3.31m:

A warm and welcoming open living space that is flooded with natural light from the large window overlooking the rear garden.

Kitchen:

3.29m x 3.16m:

A bright kitchen with ample storage space provided by a good range of shaker style floor and wall cabinets with complimentary marble effect worktop and splash back. Window overlooking the rear garden floods this room with natural light. Kitchen appliances include an integrated tower oven and microwave, gas hob and integrated tall fridge freezer. External upvc door gives access to the rear garden and large outdoor store.

Bedroom 1:

3.29m x 3.21m:

A well-proportioned bright and airy room with double glazed window overlooking the rear garden.

Bedroom 2:

3.34m x 3.29m:

Another spacious double bedroom overlooking the rear garden.

Shower Room:

2.18m x 1.83m:

The fully tiled shower room comprises of a w.c and wash hand basin with a vanity unit, providing excellent additional storage and large walk-in shower cubicle with mains operative shower within.

Garden:

Low maintenance private garden area to rear of the home. The front of the property is accessed via a short, paved path with an area of monobloc keeping it a low maintenance entrance. The fully enclosed, rear garden is laid with a mix of slabs, stone chips and lawn. Patio area gives an ideal spot for entertaining and dining in the warmer months. Parking can be found on the street.











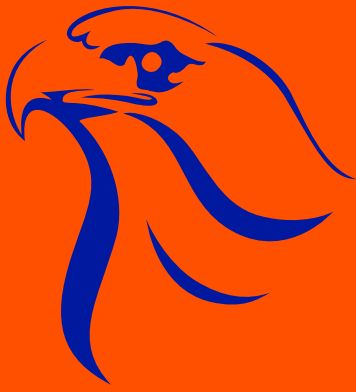


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1144956)



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Council Tax Band:

B (Angus Council Nov 2024).

EPC Band:

C

Home Report:

Can be viewed from our website at www.legaleagles.tv

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

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Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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