



**lindsays**

48 Glenclova Terrace,  
Forfar, DD8 1NS

*"Spacious three-bedroom terraced house in a popular residential area"*

- Hall
- Lounge/Dining
- Kitchen/Breakfast Room
- 3 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Gardens

EPC Rating C

**OFFERS OVER £100,000**





## Description

Lindsays are pleased to offer to the market this spacious three-bedroom terraced house located in a popular residential area of Forfar with local amenities such as schooling, shops, pubs/cafes, and access to the A90 nearby. The property benefits from gas central heating, double glazing and attic.

The accommodation comprises, hallway with storage cupboard, spacious lounge/dining room with windows front and rear, kitchen/breakfast room with space for all appliances and a table and chairs. A door opens out to the rear garden from here. The upper floor has three good sized bedrooms, one of which has large built-in wardrobe. The fully tiled bathroom has a thermostatic shower over the bath. Outside the front garden is terraced and planted with shrubs. To the rear there are areas of lawn and borders with summerhouse and garden shed. Included in the sale are the fitted floor coverings, window blinds (where fitted), summerhouse and garden shed.

This property will appeal to a variety of buyers, in particular the 1st time buyer and buy to let investors. Viewing is recommended to appreciate the space on offer.

## Area

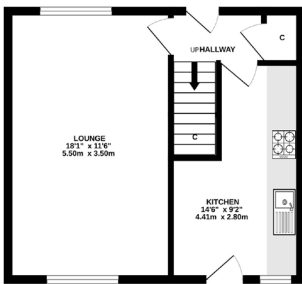
Forfar has many local amenities and a choice of supermarkets, library, community hospital, three medical practices, a veterinary practice, both Primary and Secondary schools, police station, and a range of other services. There is a swimming pool and a leisure centre and a sailing club on Forfar Loch and Country Park. The A90 dual carriageway allows easy access to both Dundee and Aberdeen. There are regular rail services from Dundee and Arbroath to Aberdeen, Glasgow and Edinburgh. Aberdeen and Edinburgh Airports have a range of domestic and European flights.

## Viewing

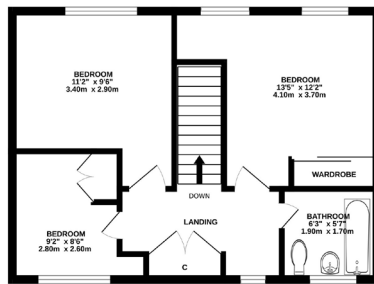
By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Autograph i2024.

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.