

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**16 Donaldson Avenue, Forfar, DD8 1NX**

- **Semi Detached Chalet Villa**
- **Hallway**
- **Lounge**
- **Breakfasting Kitchen**
- **Dining Room/Bedroom 3**
- **Ground Floor Bathroom**
- **2/3 Bedrooms**
- **Upper Floor Shower Room**
- **Gas Central Heating & Double Glazing, EPC C**
- **Double Garage & Driveway**
- **Enclosed Gardens**

**Offers over £195,000**

This beautifully presented semi-detached chalet style villa is situated in a popular residential location within convenient distance of all local services and amenities including local shops, schools, town centre and public transport. 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 is in excellent decorative order. The subjects benefit from modern combi boiler, UPVC double glazing, modern breakfasting kitchen with integral Bosch oven, hob, extractor, washing machine, dishwasher and fridge, modern ground floor bathroom, modern shower room on the upper floor and two double bedrooms both with fitted wardrobes. The property can be utilised as three bedrooms if required with change of use from dining room to bedroom.

Occupying a corner plot, there is a monoblock drive leading to the detached double garage with power and light and side courtyes door. The fully enclosed gardens are laid out to lawn with mature shrubs and patio area accessed from the dining room French doors. This is an excellent example of the house style which must be viewed to fully appreciate.

**Entrance Hallway:**

Composite double glazed door and frosted side panel. Staircase to upper floor accommodation. Large under stair storage cupboard also housing fuse box and with power points. Further large shelved storage cupboard.

**Lounge:**

Approx. 3.73m x 4.85m. Spacious public room with double glazed window looking to front enjoying pleasant outlook over the garden. Glazed door to hallway.



**Breakfasting Kitchen:**

Approx. 3.2m x 2.46m. Recently installed modern fitted kitchen with a range of floor, wall and drawer units. Integral Bosch oven, gas hob and extractor hood. One and a half stainless steel sink and drainer. Integrated fridge, washing machine and dishwasher. Space for small table and chairs. Double glazed window to rear.



**Dining Room/Bedroom 3:**

Approx. 2.81m x 3.52m. Spacious public room with double glazed Georgian bar French doors leading to rear. Two large storage cupboards/wardrobes.



**Bathroom:**

Approx. 2.11m x 2.24m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower and handset mixer. Shower screen. Chrome heated towel rail. Shelves display recess. Double glazed frosted window to front.



**Upper Floor Landing:**

Double glazed window to side providing natural light. Large walk-in boiler cupboard approx. 1.97m x 1.21m with Worcester combi boiler. Further access into eves storage.

**Bedroom 1:**

Approx. 4m at widest x 3.18m. Spacious double bedroom with double glazed velux window to front. Fitted wardrobe.



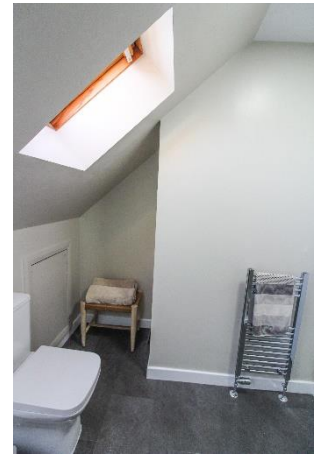
**Bedroom 2:**

Approx. 4m x 3.16m. Another double bedroom with double glazed velux window to rear. Fitted wardrobe.



**Shower Room:**

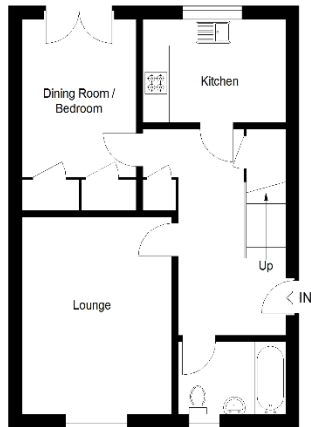
Approx. 2.43m x 2.13m. Recently installed three piece white suite comprising WC, wash hand basin and shower cubicle. Chrome ladder style towel rail. Double glazed velux window.



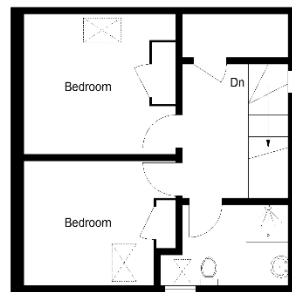
**Outside:**

Property has fully enclosed gardens to front, side and rear with patio area, lawn and bounded by timber fencing with two pedestrian gates. Monoblock driveway leads to the double garage with separate doors, power, light and side courtesy door.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1147808 / Ref:89626)



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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