

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



26 Thornton Place, Forfar DD8 1HB

- Terraced Villa
- Hallway
- Lounge
- Kitchen Dining & Utility Room
- Modern Shower Room
- 2 Double Bedrooms
- Gas Central Heating & Double Glazing, EPC D
- Off Street Parking
- Low Maintenance Gardens & External Store
- Close to All Amenities

Offers over £105,000

This beautifully presented mid terraced villa is situated in a cul de sac in a popular residential location within walking distance of all local amenities and services including shops, schools 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 has been well maintained by the present owner and can be describes as in ready to live in condition. The subjects benefit from gas fired central heating, UPVC double glazing, a modern fitted kitchen with integral oven, hob and extractor, separate utility room, modern shower room and two double bedrooms.

Externally there is a small gravel chip area to front and a large rear garden with external store, artificial grass and gravel chips. An added attraction is the parking bay to front for two vehicles.

This is an excellent example of the house style and viewing is essential to appreciate.

Entrance Hallway: Double glazed exterior door. Under stair storage cupboards. Staircase to upper floor accommodation.

Lounge/Dining: Approx.3.55m x 5.36m. A spacious public room. Double glazed windows to front. Space for table and chairs. Featured panel wall.





Kitchen/ Dining:

Approx. 3.57m x 3.16m. Modern fitted kitchen with range of floor, wall and drawer units. Integral oven, five ring gas hob and extractor hood. Ceramic one and half sink and drainer. Breakfast bar and space for small table and chairs. Glazed display units with downlighters. Co-ordinated work surface and splash back. Double glazed window.

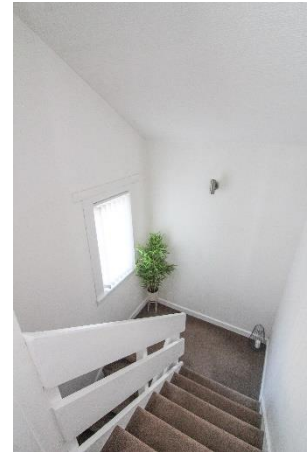


Rear Hallway:

Double glazed and leaded exterior door and side panel.

Utility:

Approx. 1.72m x 1.5m. Plumbing for washing machine and dishwasher. Wall mounted storage units. Cloak rail and folding door.

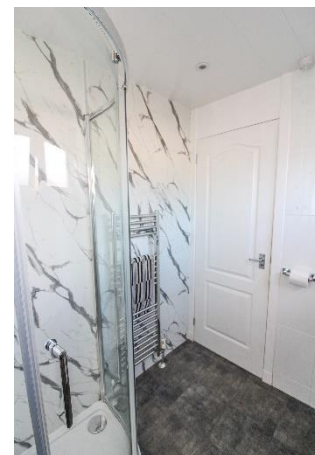


**Upper Floor
Accommodation:**

Staircase has mid floor landing. Double glazed window to side. Shelved airing cupboard above stairs. Double wardrobes with power points and central heating boiler. Folding louvre doors with mirror inset panels.

Shower Room:

Approx. 1.81m x 2.18m. Modern three piece white suite comprising WC, wash hand basin with storage below. Large corner shower cubicle. Part wet wall, part tiled. Low maintenance ceiling. Illuminated blue tooth mirror. Chrome ladder style towel rail. Double glazed frosted window.



Bedroom 1:

Approx. 3.27m x 3.46m. Spacious double bedroom. Double glazed window to front.



Bedroom 2:

Approx. 3.5m x 3.17m. Another double bedroom. Double glazed window to front. Double mirror fronted wardrobes.



Outside:

The property is bounded by wall and fencing. Gravel chip area to front. Mutual bin path. Laid out in areas artificial grass and gravel chips to rear. External store. An added attraction is the parking bay to front for two vehicles.





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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