

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



12 Little Causeway, Forfar, DD8 2AD

- **Terraced Townhouse**
- **Vestibule & Hallway**
- **Lounge with Open Plan Kitchen Dining**
- **Cloaks/WC**
- **Modern Shower Room**
- **3 Bedrooms**
- **Attic**
- **Gas Central Heating, Underfloor Heating & Double Glazing**
- **Enclosed Walled Garden & Store**
- **Prime Central Location, EPC C**

Offers over £165,000

This deceptively spacious terraced townhouse is situated in one of the most historic areas of Forfar and is within walking distance of all local amenities and services including supermarkets, 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. Little Causeway is in a Conservation area and is one of the oldest streets in Forfar with cobblestones and Memorial Fountain.

The property was constructed in approximately 2006/2007 and having previously been a joiner's workshop and store. The property was converted by Project Management Ltd into a modern spacious home whilst retaining much of the character and charm befitting of this period of property.

The subjects benefit from gas fired central heating, under floor heating, large open plan lounge and kitchen/dining, downstairs cloakroom/WC, and recently installed modern shower room. There is a large attic accessed by pull down ladder.

To the rear there is a charming walled garden courtyard which all enjoys seclusion and privacy and is south facing. External store. External electric supply.

- Entrance Vestibule:** Tiled floor with double glazed exterior door to hallway.
- Hallway:** Leads to Lounge/Dining Cloaks WC.
- Cloaks/WC:** Approx Two piece white suite comprising WC wash hand basin in fitted units with extractor fan.
- Lounge/Dining:** Approx 8.4m x 4.34m. Two clearly defined areas. Lounge has two double glazed picture windows and split pane double glazed door leading to the rear courtyard garden. Staircase to upper floor accommodation: Useful storage cupboard and shelving.





Kitchen:

Fitted with a range of modern floor, wall and drawer units with glass splashback. two double glazed split pane windows to front with slot in electric oven, dishwasher, washing machine and free standing fridge freezer (no warranties given)



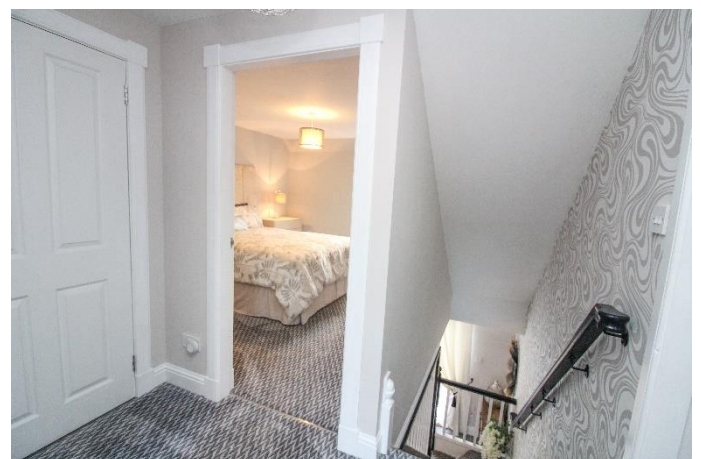


Upper floor accommodation:

Upper floor landing has hatch to loft storage space with pull down ladder. Airing cupboard houses gas central heating boiler and has shelving and light.

Bedroom 1:

Approx.4m x 3.2m Spacious double bedroom with double glazed window to rear. Fitted wardrobe and large shelved cupboard above stairs.



Bedroom 2:

Approx. 3m x 2.43m Double bedroom with double glazed split pane window to front.



Bedroom 3:

Approx. 3m x 3.63m Double bedroom with 2 double glazed split pane windows to front.



Shower Room:

Approx. 1.75m x 3m. Recently installed 3 piece white suite comprising WC, wash hand basin in fitted unit and separate shower cubicle. Double glazed Velux window.

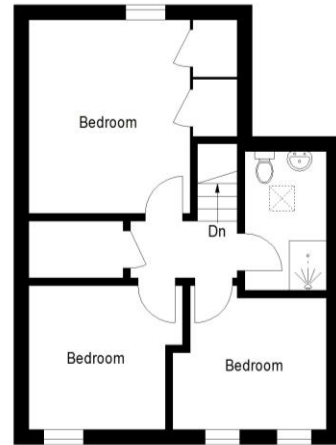


Outside:

Enclosed walled garden with store.



Ground Floor



First Floor



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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