







46 Dundee Road, Forfar, Angus  
DD8 1HW

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## Summary

The property, which offers quality finishing's and fittings throughout, comprises: entrance hall with storage, spacious lounge, fitted modern kitchen, contemporary shower room with wet-wall fittings and one well-proportioned carpeted bedroom with integrated storage. Practical attributes include double glazing, gas central heating and excellent storage. Externally the property enjoys off-street parking and shared garden space. This will be a popular property and will appeal to a wide variety of purchasers, particularly first-time buyers and buy-to-let investors. Early viewing is highly recommended.

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## Features

- Upper Apartment
- Popular Central Location
- Lounge
- Kitchen/ Dining
- Shower Room
- Bedroom
- DG GCH
- Council Tax Band A

## Room Measurements

Lounge 13'7" x 11'1" (4.14m x 3.38m)

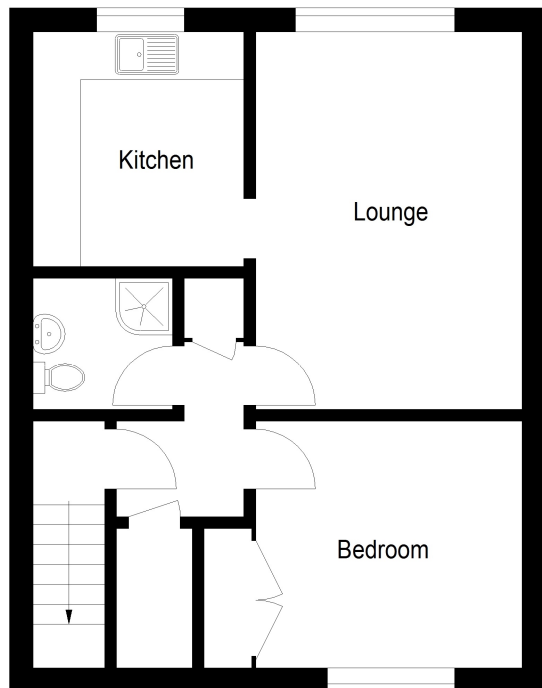
Kitchen 9'3" x 8'0" (2.82m x 2.44m)

Shower Room 7'0" x 6'0" (2.13m x 1.83m)

Bedroom 10'9" x 10'3" (3.28m x 3.12m)



# Floorplan



**First Floor**

Illustration For Identification Purposes Only.  
Not To Scale (ID:1152597 / Ref:89704)

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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