

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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**8 Jamieson Street, Forfar DD8 2JE**

- **Traditional Semi Detached Villa**
- **Vestibule & Hallway**
- **Lounge & Dining/Family Room**
- **Kitchen**
- **Bathroom**
- **2 Double Bedrooms**
- **Gas Central Heating & Double Glazing, EPC D**
- **Gardens, External Store & 2 Sheds**

**Offers Over £185,000**



This charming traditional semi-detached Victorian villa is situated in a popular residential location within convenient 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 is in good decorative order and offers spacious and well-proportioned accommodation over two floors. Much of the original character has been retained. The subjects benefit from double glazing, gas fired central heating, modern fitted kitchen and bathroom.

There is low maintenance garden to front, and fully enclosed rear garden with external store which has power, and two sheds.

This is a rare opportunity to obtain a traditional home of this style and location and viewing is highly recommended.

**Entrance Vestibule:** Double glazed exterior door with panel above. Quarry tiled floor. Original opaque decorative glazed door to hallway.

**Hallway:** Staircase to upper floor accommodation.

**Lounge:** Approx. 4.31m x 5.53m into bay window. An excellent sized public room. Double glazed bay window to front. Feature fireplace with marble inset and hearth. Living flame gas fire. Ornate cornice. Ceiling rose. Picture rail and dado rail.





**Dining/ Family Room:**

Approx. 4.37m x 5m. An excellent sized public room to the rear of the property. Double glazed French doors to rear garden. Shelled display cupboard.



**Kitchen:**

Approx. 4.4m x 2.34m. Modern fitted kitchen. Range of floor, wall and drawer units. Double integral oven. Five ring gas hob and extractor hood. One and half sink and drainer. Plumbed for washing machine. Double glazed exterior door and window to rear.



**Upper Floor Accommodation:**

**Mezzanine Level:**

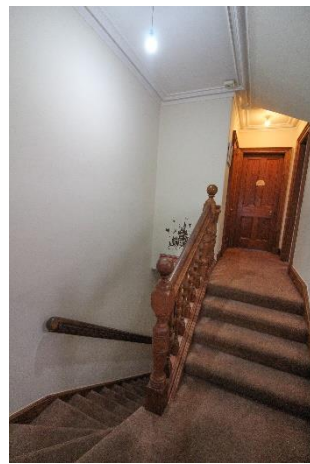
Double glazed window to side. Access to bathroom.

**Bathroom:**

Approx. 2.84m x 2.33m. Three piece white suite comprising WC, wash hand basin in fitted units with tiling above. P shaped bath and screen. Wet wall panelling. Cupboard housing hot water cylinder and shelved towel cupboard. Double glazed frosted window to rear.







**Upper Landing:**

Large, shelved storage cupboard with light. Hatch to loft space.

**Bedroom 1:**

Approx. 4.74m x 5.1m. Double glazed bay window to front. Wall to wall fitted wardrobes. Cornice.



**Bedroom 2:**

Approx. 3.3m x 3.67m. Another spacious double bedroom. Double glazed window to rear. Views over the town towards Balmashanner.

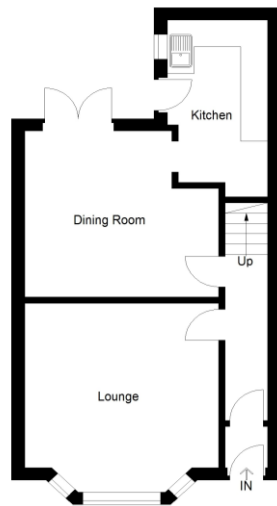




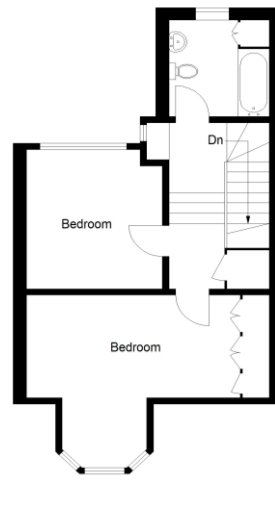


**Outside:**

The rear garden has large patio and lawn with external store and two sheds. The front garden is bounded by low level dyke and laid out for ease of maintenance.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1158989 / Ref:89806)



*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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