

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



31 Service Road, Forfar DD8 3ER

- **First Floor Flat**
- **Secure Entry System**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **2 Bedrooms**
- **Allocated Parking**
- **Shared Garden Grounds**
- **EPC D**

Offers over £85,000

This first floor apartment forms part of a block of four in a cul de sac in a sought after residential location within convenient distance of the town centre and all local amenities and services including shops, Whitehills Primary School, 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 well-proportioned accommodation throughout and is in good decorative order. The subjects benefit from secure entry system, electric heating, double glazing, fitted wardrobes, dining size kitchen, and shower in the bathroom.

Externally there is allocated parking and well maintained communal garden grounds.

This is an ideal opportunity for a number of purchasers including first time or buy to let, and viewing is recommended.

Entrance Hallway:

Stained glass exterior door. Security entry phone. Cloak cupboard housing fuse box and electricity meter. Shelved storage cupboard also housing hot and cold water tanks.

Lounge:

Approx. Approx. 4.63m x 3.68m. Spacious public room. Double glazed window to front, also enjoying views over the town towards Balmashanner.



Kitchen/ Dining:

Approx. 2.89m x 3.44m. Fitted with a range of floor, wall, and drawer units. Plumbed for washing machine. Space for slot in cooker. Tiling to splash back. Stainless steel sink and drainer. Space for table and chairs. Useful storage cupboard. Double glazed window to front.



Bathroom:

Approx. 2.04m x 2.10m. Three piece suite comprising WC, wash hand basin and bath. Shower over bath with shower curtain. Part tiled. Double glazed frosted window to side. Extractor fan.

Bedroom 1:

Approx. 3.13m x 3.26m. Double bedroom. Double glazed window to rear. Double mirror fronted wardrobes.

Bedroom 2:

Approx. 3.13 x 2.52m. Another well-proportioned room. Double glazed window to rear.



Outside:

Shared garden grounds. Allocated parking space



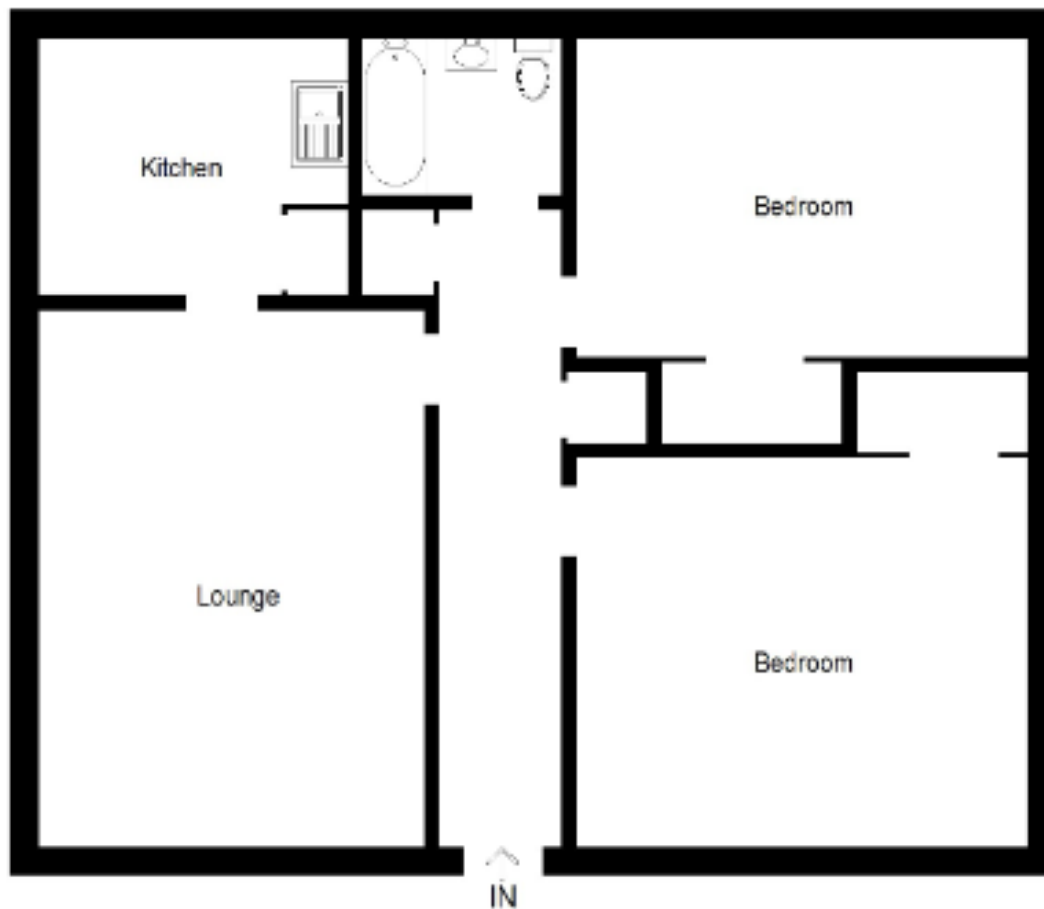


Illustration For Identification Purposes Only. Not To Scale (ID:780192 / Ref:78222)



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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE

Tel: 01307 464443 • Fax: 01575 520229

forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP

Tel: 01382 200411 • Fax: 01382 203033

dundee@taysidepropertyonline.com