

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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20 South Street, Forfar DD8 2HD

- **Terraced Villa**
- **Hallway**
- **Lounge/Dining**
- **Kitchen**
- **Shower Room**
- **2 Double Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Gardens Front & Rear, 2 Stores & Shed**

Offers over £99,950

This spacious terraced family villa is only a short walk from the town centre and all local amenities including supermarkets, public transport and primary school. 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 benefits from gas fired central heating with combi boiler, UPVC double glazing installed in 2022, and modern shower room installed 2024.

There are low maintenance gardens to front with external store with power, and the gardens to rear have shed, and store, again with power, and laid out for ease of maintenance in gravel chips and patios with a range of mature shrubs.

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

Entrance Hallway: Double glazed exterior door. Under stair storage with shelving.

Lounge/ Dining: Approx. 3.55m x 6.55m at widest points. An excellent size public room. Double glazed windows to both front and rear.



Kitchen:

Approx. 3m x 3.4m. Fitted with a range of floor, wall and drawer units. Tiling to splash back. Stainless steel sink and drainer. Ample space for appliances. Exterior door. Double glazed window to rear. Gas cooker connection. Plumbing for dishwasher.



Upper Floor Accommodation:

Upper Floor Landing:

Hatch to loft space.

Bedroom 1:

Approx. 4.11m x 3.5m. An excellent size double bedroom. Double glazed window to front. Extensive range of fitted wardrobes, drawer units and dressing table. Cupboard housing central heating combi boiler.



Bedroom 2:

Approx. 3.56m x 3m. Spacious double bedroom. Double glazed windows to rear with rooftop views over the town.

Shower Room:

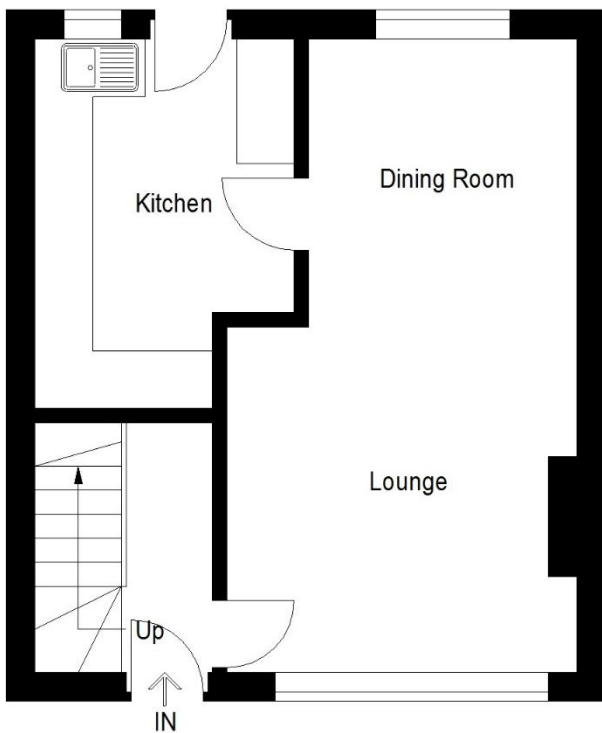
Approx. 1.91m x 2m. Modern three piece white suite comprising WC and wash hand basin. Large walk in shower enclosure. Double glazed window to rear. Full sparkle effect wet wall. Low maintenance ceiling. Extractor fan. Chrome ladder style towel rail.



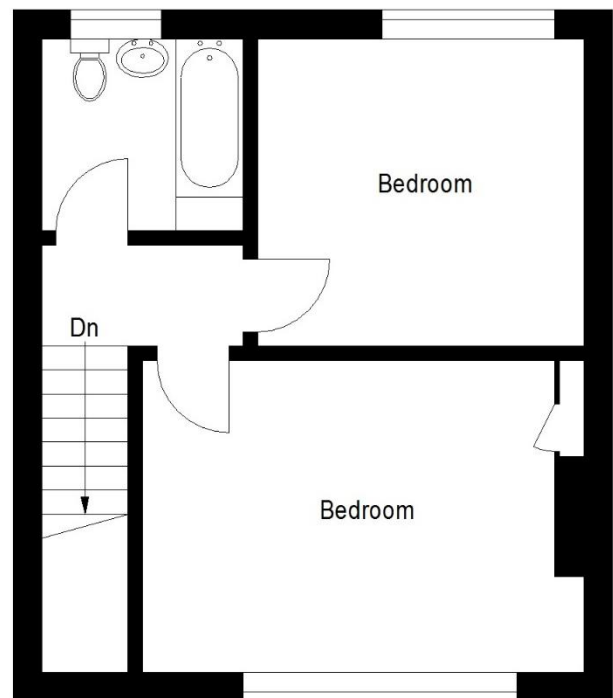
Outside:

Garden to front is bounded by timber fencing and laid out in paved pathways and gravel chips. Canopy above front entrance. Lockable store with power. The rear garden has external store with power. Laid out in patio areas, gravel chips and mature trees. Bin access.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1160605 / Ref:89844)



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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