

Property for Sale



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4 Wyllie Street, Forfar DD8 3DN

- **Extended Terraced Cottage**
- **Hallway**
- **Lounge**
- **Kitchen with Open Plan Dining room**
- **Bathroom**
- **2 Bedrooms**
- **En Suite Shower Room**
- **Gas Central Heating, Part Underfloor Heating**
- **Double Glazing, EPC C**
- **Driveway Parking**
- **Gardens & Summerhouse**

Offers over £180,000

This charming modernised and refurbished terraced cottage is situated in a popular residential location within walking distance of the town centre, Whitehills Primary school, secondary schooling 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 has been extensively modernised, upgraded and extended by the present owners and is in excellent ready to live in condition throughout. Features include UPVC double glazing, replacement doors, modern dining size kitchen with integrated appliances, under floor heating in kitchen dining, modern bathroom and En Suite, and woodburning stove in lounge.

Externally there is driveway parking for a regular sized vehicle and two small cars, Garden to front. The fully enclosed rear garden has been landscaped in areas of patio, and has summerhouse and timber shed.

This is an exceptional home which will only be appreciated fully with internal inspection

Entrance Hallway: Double glazed exterior door. Attractive tiled flooring.

Lounge: Approx. 4.3m x 4.8m. An excellent sized public room. Double glazed sash and case style windows to front. Focal point of the room is a woodburning stove on slate hearth. Cornicing and ceiling rose. Recessed display shelving. Contemporary style wall radiator.



Inner Corridor:

Useful shelved storage cupboard.

Kitchen/Dining:

Approx. 5.82m x 2.13m. Fitted with a range of modern floor, wall and drawer units. Integral oven, microwave, fridge, freezer, slimline dishwasher and five ring gas hob. Tiling to splash back. Stainless steel sink and drainer with mixer tap. Two double glazed windows to rear. Feature stone wall with downlighters above and original features. Two double glazed Velux windows. Contemporary style wall radiator



Open plan dining area:

Approx. 3m x 2.64m. Double glazed windows to front and side. Double glazed stable type exterior door. Under floor heating throughout the kitchen/dining. Two pendant lights.

Bedroom 1:

Approx. 3.63m x 3.55m. Spacious double bedroom. Double glazed sash and case style window to rear. Recess display alcove with storage below. Range of fitted wardrobes with overhead storage.





En Suite:

Approx. 3.33m x 1.2m. Modern three piece white suite comprising WC, wash hand basin with storage units below. Large shower cubicle with wet wall. Part tiled. Chrome ladder style towel rail.

Bedroom 2:

Approx. 3.78m x 1.85m. Well proportioned single bedroom. Two double glazed windows to rear. Recess display shelving.



Bathroom:

Approx. 2.55m x 2m. Three piece white suite comprising WC, bowl sink and mixer tap in storage unit. Bath. Shower over bath with shower screen. Sun pipe. Tiles around bath, shower and to dado height. Chrome ladder style towel rail.

Outside:

Driveway parking to front with space two small cars and regular vehicle.. Garden bounded by low level dyke, with well stocked shrub and tree borders. The rear garden is fully enclosed and laid out in lawn with paved pathways. Gabion retaining wall baskets. Screened patio and large summerhouse with adjoining shed. External water supply.





Illustration For Identification Purposes Only. Not To Scale (ID:1161056 / Ref:89856)



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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