

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



**31 Glamis Road, Forfar DD8 1DF**

- **End Terraced Villa**
- **Hallway**
- **Lounge with Multi Fuel Burning Stove**
- **Kitchen & Dining Room**
- **Shower Room**
- **2 Double Bedrooms**
- **Single Bedroom/Study**
- **Gas Central Heating & Double Glazing, EPC D**
- **Mature Gardens & Outhouse Store**

**Offers over £160,000**

This beautifully presented end terraced villa is situated in an off street location within a short walk from the town centre and all local amenities and services including shops, Langlands 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 and well-proportioned accommodation over two floors and is in excellent decorative order throughout. Features include UPVC double glazing, gas fired central heating with recently installed Worcester combi boiler, multi fuel burning stove in lounge, and modern kitchen and dining with integral double oven, hob, extractor and dishwasher, modern recently installed shower room with full wet wall. Externally there is a private area of garden ground to rear, laid to lawn and patio with herbaceous borders, log store and shed.

This is an excellent opportunity to obtain a property of this style and location, and viewing is essential to fully appreciate.

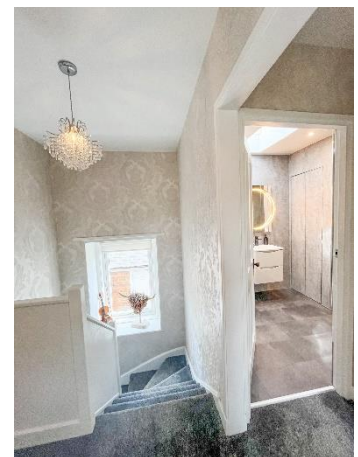
**Entrance Hallway:** Exterior door with glazed panel above. Original tiled floor. Cupboard housing electricity meter. Staircase to upper floor accommodation. Large under stair cloak cupboard with light.

**Lounge:** Approx. 4.82m x 3.55m. Spacious public room. Double glazed window to front. Attractive fire surround with multi fuel burning stove and slate hearth. Solid wood flooring.



**Kitchen/Dining Room:**

Approx. 4.83m x 2.86m. Two clearly defined areas. Kitchen fitted with a range of modern floor, wall and drawer units. Integral double oven, gas hob and extractor hood and slimline dishwasher. Plumbed for washing machine. One and half stainless steel sink and drainer. Double glazed window to front. Co-ordinated work surface and splash back. The dining area takes a large table and chairs. Double glazed window to side.



**Upper Floor Accommodation:**

**Staircase:**

Double glazed window to rear.

**Bedroom 1:**

Approx. 4.85m x 3.6m Spacious double bedroom. Double glazed window to front enjoying open outlook and rooftop views towards Kirriemuir and the Angus Glens. Double fitted wardrobe.



**Bedroom 2:**

Approx. 2.75m x 2.7m. Double bedroom. Double glazed window to front again enjoying the views.



**Bedroom 3/ Study:**

Approx. 2.42m x 2.1m. Double glazed window to front again enjoying views.



**Shower Room:**

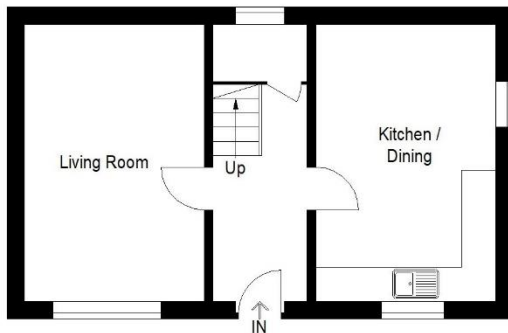
Approx. 2.75m x 2.23m. Modern three piece suite comprising WC, wash hand basin with storage below. Walk in shower enclosure. Full wet wall panelling. Mirror. Double glazed Velux window. Heated ladder style towel rail. Useful airing cupboard with shaver socket and housing the Worcester central heating boiler.



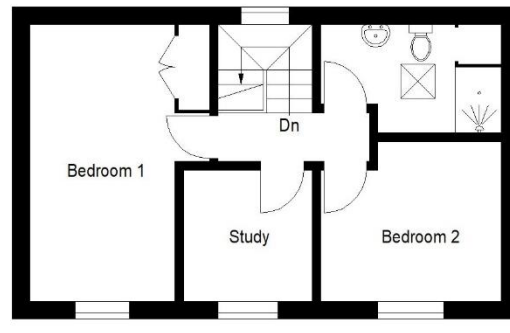
**Outside:**

The property occupies an off street location from Glamis Road, and to the rear is a private area of garden ground, bounded by a stone built wall, laid out in lawn, patio and mature herbaceous borders. Log store and brick built store. Shared pathways.





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1093058 / Ref:88361)



*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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