

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## 95 Viewmount, Forfar DD8 1LJ

- Terraced Villa
- Entrance Poch
- Lounge
- Kitchen Dining
- Shower Room
- 2 Double Bedrooms
- Gas Central Heating & Double Glazing, EPC D
- Gardens & External Store
- Close to All Amenities

Offers over £90,000

This mid terraced villa is situated in a popular residential location, only a short walk from the town centre, primary school, bus routes and supermarkets. 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 benefits from UPVC double glazing with replacement doors, and gas fired central heating. There are low maintenance gardens to both front and rear.

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

**Entrance Porch:** Double glazed exterior door. Double glazed windows. Staircase to upper floor accommodation.

**Lounge:** Approx. 4.42m x 3.9m. Spacious public room. Double glazed window to front. Useful under stair storage cupboard with light and cloak rail. Housing gas meter.



**Kitchen/Dining:** Approx. 4.1m x 2.66m. Fitted with a range of floor, wall and drawer units. Electric cooker connection. Plumbed for washing machine. One and half ceramic sink and drainer. Double glazed window and replacement door to rear. Space for table and chairs.



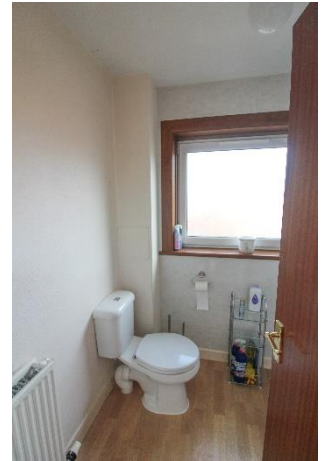


**Upper Floor  
Accommodation:**

Hatch to loft space. Shelled linen cupboard.

**Shower Room:**

Approx. 1.85m x 1.95m. Three piece white suite comprising WC, wash hand basin and shower cubicle. Part wet wall. Double glazed window to rear.



**Bedroom 1:**

Approx. 4.42m x 2.66m. An excellent size double bedroom. Double glazed window to rear. Wardrobe above stairs.



**Bedroom 2:**

Approx. 3.5m x 2.85m. Double bedroom. Double glazed window to rear with rooftop views over the town towards Reid Park. Double fitted wardrobes. Cupboard housing central heating boiler.



**Outside:**

The front garden is laid out in gravel chips. The rear garden, again laid out for ease of maintenance in gravel chips and sun terrace. Drying poles.



*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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