

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



24 Tweed Mill Brae, Forfar DD8 3XD

- Terraced Villa
- Entrance Vestibule
- Hallway
- Lounge
- Kitchen Dining
- Shower Room
- 2 Bedrooms
- Double Glazing & Electric Heating, EPC D
- Enclosed South Facing Garden
- Parking & Visitor Parking

Offers over £115,000

This terraced villa is situated in a cul de sac of similar styled homes within a popular residential location, convenient for all local amenities including the town centre, schools, shops, supermarkets, and public transport. Forfar offers a broad cross section of social, leisure and consumer facilities and provides convenient access to the Dundee Aberdeen A() dual carriageway which connects to major routes north and south.

The property offers spacious and well-proportioned accommodation over two floors and benefits from double glazing, electric heating, modern dining size kitchen, modern shower room, and two double bedrooms, both with fitted wardrobes.

Externally there is allocated and visitor parking to front and enclosed south facing rear garden laid out for ease of maintenance.

This is an excellent opportunity for a number of purchasers including first time, family and buy to let.

Entrance Vestibule: Approx. 1.8m x 1.66m. Double glazed exterior door. Door to lounge.

Lounge: Approx. 4.4m x 4.2m. Spacious public room. Double glazed window to front. Under stair recess.



Kitchen/Dining:

Approx. 4m x 2.9m. Fitted with a range of modern floor, wall, and drawer units. Integral oven, hob, and extractor hood. Plumbed for washing machine. Space for tumble dryer. Useful storage cupboard. Double glazed frosted exterior door. Double glazed window enjoying outlook over the rear garden. Space for table and chairs.



Upper Floor Accommodation:

Upper Floor Landing:

Hatch to loft space. Cupboard housing hot water tank.

Bedroom 1:

Approx. 4.2m x 3.18m. Double bedroom. Double glazed window to front. Large walk in wardrobe with shelving, hanging rail and light.

Bedroom 2:

Approx. 3.5m x 2.53m. Another double bedroom. Double glazed window to rear. Mirror fronted wardrobes.



Shower Room:

Approx. 2.45m x 1.6m. Modern three piece white suite comprising WC, wash hand basin with storage below and large shower enclosure. Wet wall panelling. Chrome ladder style towel rail. Double glazed frosted window to rear.

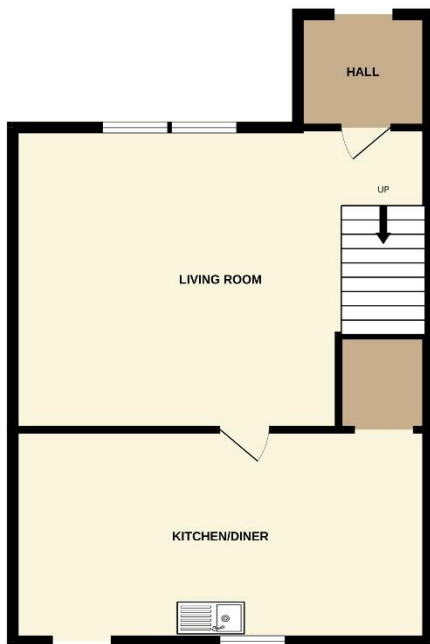
Outside:

Monoblock allocated parking. Visitor parking nearby. The rear garden is south facing, and laid out in artificial grass, paving stones, and gravel chips, all for ease of maintenance. Gate access to rear. Timber shed.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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