

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



3 Hillside Road, Forfar DD8 2AW

- **Semi Detached Bungalow**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen Dining & Utility/Rear Porch**
- **Modern Bathroom with Shower**
- **2 Double Bedrooms**
- **Mostly Floored Attic with Potential**
- **Gas Central Heating & Double Glazing. EPC C**
- **Driveway & Garage with Electric Door**
- **Gardens to Front & Rear**

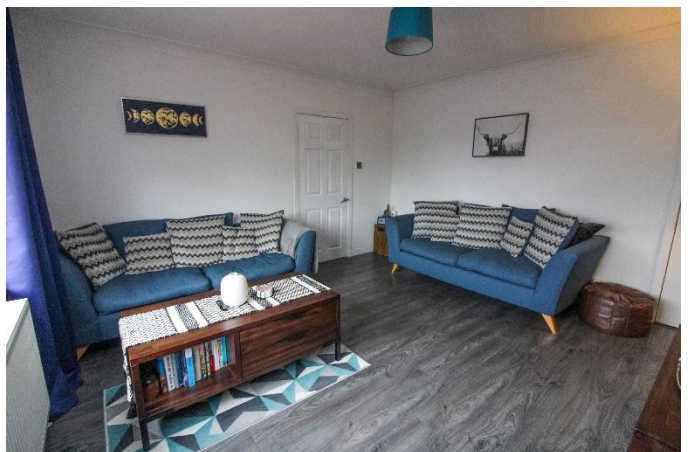
Offers over £155,000

This well presented semi-detached bungalow is situated in a sought after residential location only a short walk from the town centre, supermarkets, doctors surgery and schools. 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 all at ground floor level and is in good decorative order. The subjects benefit from UPVC double glazing, gas fired central heating with combi boiler, modern fitted kitchen, modern bathroom with shower, and two well proportioned double bedrooms. There is a mostly floored attic which may be suitable for a conversion (subject to planning consents, building warrants etc).

Externally there are low maintenance gardens to front, driveway to side with garage which has power, and electric roller door. The gardens to rear, are enclosed, split level and laid mainly to lawn with gate access to rear. This is an excellent opportunity to obtain a bungalow of this style and location and viewing is essential to fully appreciate.

- Entrance Hallway:** Double glazed UPVC exterior door. Split pane crystal cut door to hallway.
- Hallway:** All accommodation leading off. Useful shelved cupboard also housing the fuse box and electricity meter.
- Lounge:** Approx. 4.5m x 4.4m. Spacious public room. Double glazed window to front. Shelved storage cupboard.



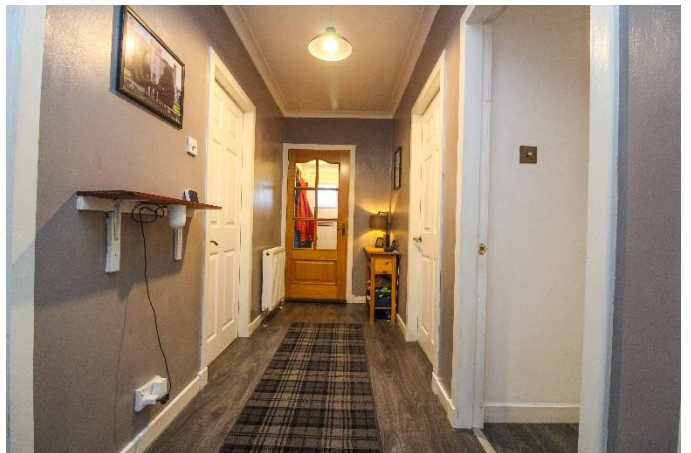
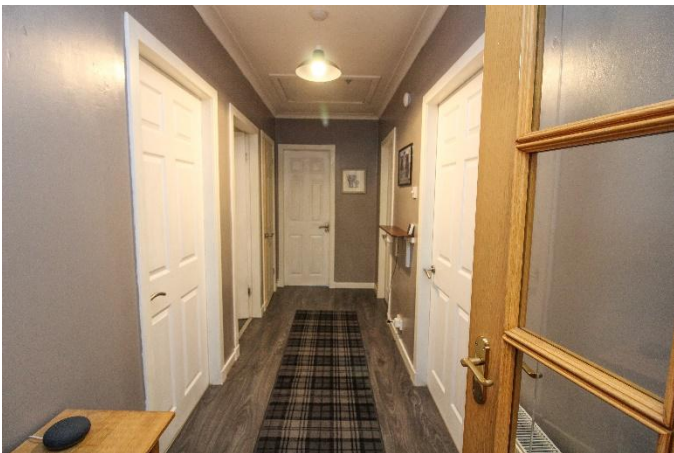
Kitchen:

Approx. 3m x 3m. Fitted with modern floor, wall and drawer units. Tiling to splash back. Integral oven, hob and extractor hood. Breakfast bar. Double glazed window to rear.



**Rear Porch/
Utility:**

Approx. 1.77m x 1.11m. Glazed exterior door. Cupboard with plumbing for washing machine.



Bathroom:

Approx. 1.8m x 2.23m. Modern three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower curtain. Full wet wall panelling. Low maintenance ceiling. Chrome ladder style towel rail. Double glazed frosted window to rear.



Bedroom 1:

Approx. 3.75m x 3.8m. Spacious double bedroom. Double glazed window to front. Double fitted wardrobe.



Bedroom 2:

Approx. 3.76m x 3.88m. Another good sized double bedroom. Double glazed window to rear.



Outside:

The front garden is bounded by a stone built wall and laid out in gravel chips and shrubs with pedestrian gate. Driveway to side leads to the attached garage which has power and light, electric roller door and rear courtesy door. The gardens to rear are split level with paved pathways and raised lawn with further gate access to Hillside Road.



GROUND 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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