

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



12 Ivy Road, Forfar DD8 3EG

- **Semi Detached Villa**
- **Hallway**
- **Lounge**
- **Open Plan Kitchen/Utility Room**
- **Conservatory**
- **Shower Room**
- **2 Double Bedrooms**
- **Double Glazing & Electric Haverland Heating, EPC E**
- **Driveway Parking**
- **Gardens to Front, Side & Rear**

Offers over £145,000

This beautifully presented semi-detached villa is situated in a popular and sought after residential location convenient for all local amenities and services including Whitehills Primary School, local shops, and bus routes. 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 well-proportioned accommodation over two floors and is in excellent decorative order throughout. The subjects benefit from UPVC double glazing, electric Haverland heating with oil filled radiators, spacious lounge with open plan modern fitted kitchen, and utility room, modern recently installed shower room, and two good sized double bedrooms. In addition, there is a conservatory to the side.

There is driveway parking for a number of vehicles, with garden to front side and rear.

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

Lounge:

Approx. 4.26m x 3.8m at widest. A bright and spacious public room. Double glazed window looking to rear. Feature wall with electric fireplace. Breakfast bar divider to the kitchen and utility.



Kitchen/Utility:

Approx. 4.23m x 2.68m. Fitted with a range of modern floor, wall and drawer units. Integral electric oven, hob and extractor hood with glass splash back. Integral dishwasher, fridge and freezer. Breakfast bar divider. Double glazed window to front. Feature arch to utility area. Feature arch to utility area which is open plan. Large under stair storage cupboard. Double glazed window to front. Plumbed for washing machine. Space for tumble dryer. UPVC exterior door.



Inner Hallway:

Staircase to upper floor accommodation. Double split pane glazed doors to conservatory.

Conservatory:

Approx. 3.6m x 2.22m. Double glazed exterior door and windows to front, side and rear overlooking the garden grounds. Double glazed exterior door to rear.



Upper Floor Accommodation:

Hatch to loft space with pull down ladder.

Bedroom 1:

Approx. 4.26m to widest point x 3.3m. Spacious double bedroom. Double glazed window to rear. Two fitted wardrobes, one with hot water cylinder. Large wardrobe above stairs with shelving, hanging rail and light.



Bedroom 2:

Approx. 3.3m x 3.6m. Another spacious double bedroom. Double glazed window to front.



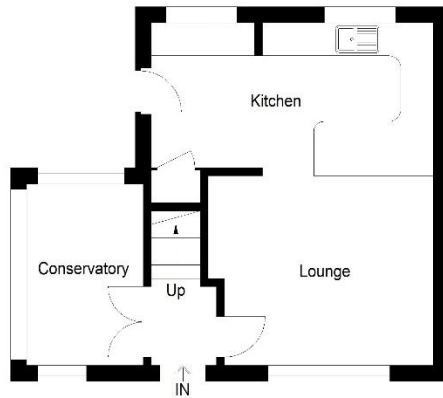
Shower Room:

Approx. 1.92m x 1.9m. Modern recently installed three piece suite comprising WC, wash hand basin and shower cubicle. Part wet wall panelling. Low maintenance ceiling and downlights. Heated ladder style towel rail. Double glazed frosted window to front.

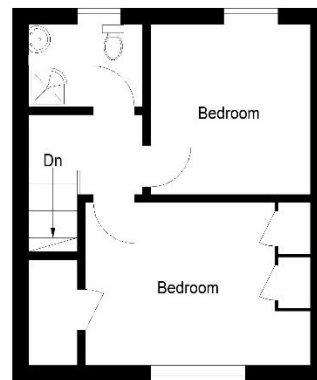


Outside:

Gravel chip driveway provides ample parking for several vehicles. The front garden is laid to lawn and bounded by timber fencing. Garden to side. The rear garden is laid to lawn with gravel chip pathways, and gate access to rear.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1166833 / Ref:89973)



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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