

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



60 Taranty Road, Forfar, DD8 1JX

- **Semi Detached Villa**
- **Hallway**
- **Lounge & Open Plan Dining Room**
- **Kitchen**
- **Bathroom**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC D**
- **Driveway Parking**
- **Gardens to Front & Rear**

Offers over £140,000

This semi-detached family villa is situated in a popular residential location within convenient distance of all local amenities and services including Langlands Primary School, local shops, bus routes and the town centre. 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 all major routes north and south.

The property offers spacious and well proportioned accommodation throughout and is in good decorative order. The subjects benefit from spacious lounge with open plan dining area, modern fitted kitchen, gas fired central heating, double glazing, modern bathroom with shower and three well proportioned double bedrooms.

Externally there is driveway parking for up to several vehicles and timber shed. The rear garden is enclosed and beautifully landscaped in lawn, patio, decking and having gate access to Boyle Park. The subjects enjoy outstanding views over the town towards the Grampian foothills and Angus Glens from the rear elevation.

This is an excellent opportunity to obtain a family home of this style and location and viewing is highly recommended.

Entrance Hallway:

Double glazed exterior door with double glazed side pane. Staircase to upper floor accommodation.

Lounge:

Approx. 5m x 3.15m. Bright and spacious public room with double glazed window to front. Feature decorative fire surround. Archway to dining room.



Dining Room:

Approx. 3.15m x 2.5m. Open plan to lounge with double glazed window to rear enjoying outlook over the rear garden, Boyle Park and rooftop views towards Angus Glens and Grampian foothills.

Kitchen:

Approx. 3.16m x 3.7m. Fitted with a range of modern floor, wall and drawer units with solid work surfaces. Belfast sink and mixer tap. Integral oven, hob and extractor hood with glass splashback. Dishwasher. Larder style fridge/freezer. Plumbed for washing machine. Double glazed window to rear again enjoying the views.



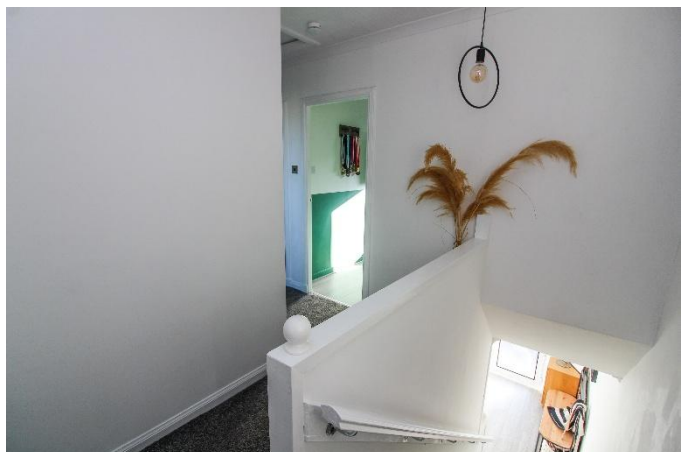
Rear Vestibule:

Under stair storage and double glazed exterior door.



Upper Floor Landing:

Double glazed window to side.



Bedroom 1:

Approx. 3.92m x 4.2m. Double bedroom with two double glazed windows to front.



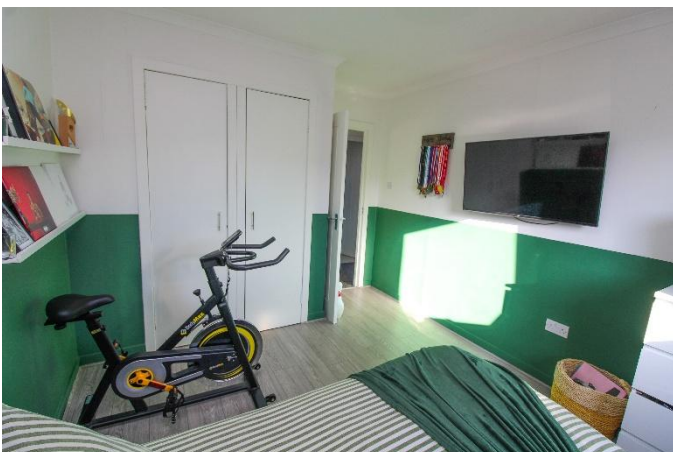
Bedroom 2:

Approx. 3.33m x 3.65m. Double bedroom with double glazed window to rear again with the views. Fitted wardrobe.



Bedroom 3:

Approx. 3.9m x 2.96m. Double bedroom with double glazed window to front. Double fitted wardrobe.

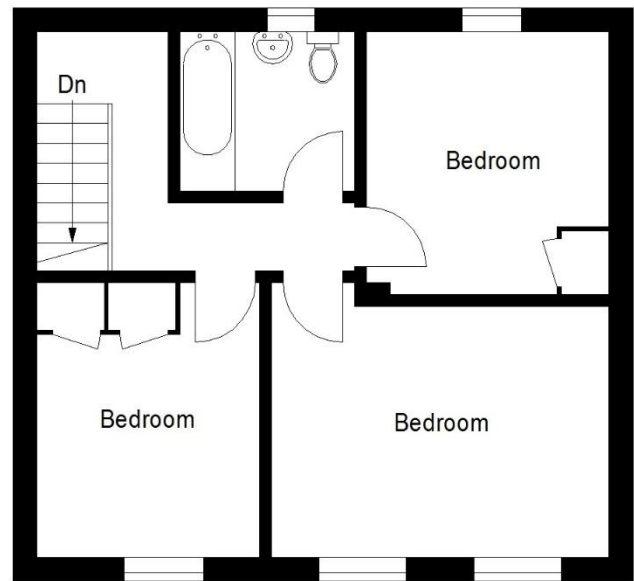


Bathroom:

Approx. 1.8m x 1.78m. Three piece white suite comprising WC, wash hand basin and P shaped bath. Shower over bath with shower screen. Wet wall panelling. Part tiled. Chrome ladder style towel rail. Double glazed frosted window to front.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1166858 / Ref:89976)

Outside:

Gravel chipped driveway provides ample off street parking for several vehicles and bounded by mature hedging. Timber shed.

Rear garden is beautifully landscaped in areas of lawn, patio and raised decking screened by mature hedging and timber fencing with gate to Boyle Park.



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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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