



**lindsays**

1 Nursery Street  
Forfar, DD8 2HP

*"Spacious two bed end terraced villa  
in popular area of Forfar."*

- Hallway
- Lounge/Diner
- Kitchen
- Two Double Bedrooms
- Shower Room
- Garden

EPC Rating C

**OFFERS OVER £100,000  
(HOME REPORT £105K)**



## Description

Lindsays are delighted to offer to the market spacious two bedroom end terraced villa located within a popular area of Forfar. Nursery Street is ideally located for access to all major local amenities and the property benefits from gas central heating and double glazing throughout. Included in the sale are all floor coverings, light fittings and blinds where fitted along with the white goods, other furnishings may be available via separate negotiation.

This lovely home is split over two floors and the ground floor comprises: Hallway with useful storage under the stairs. Bright & spacious lounge with ample space for dining and a modern kitchen fitted kitchen good storage and a door leading to the rear garden. Upstairs is a large double bedroom with excellent storage along with a further generously sized double bedroom also with built in storage and finishing off the upstairs is the lovely shower room.

Externally parking can be found outside the property with resident parking spaces and there is a store outside the front door. The garden is to the rear of the property, this is a good sized area mainly laid in lawn with a lovely decking seating area and a patio, it also benefits from a further useful store.

This property is an ideal purchase for first time buyers and early viewing is highly recommended.

## Area

Forfar has many local amenities and a choice of supermarkets, library, community hospital, three medical practices, a veterinary practice, both Primary and Secondary schools, police station, and a range of other services. There is a swimming pool and a leisure centre and a sailing club on Forfar Loch and Country Park. The A90 dual carriageway allows easy access to both Dundee and Aberdeen. There are regular rail services from Dundee and Arbroath to Aberdeen, Glasgow and Edinburgh. Aberdeen and Edinburgh Airports have a range of domestic and European flights.

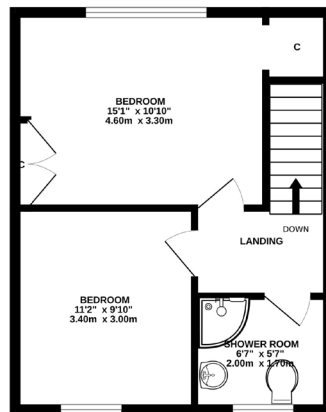
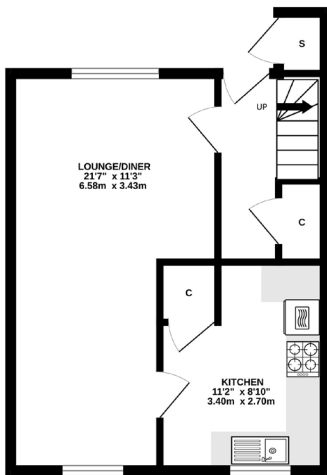
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)



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.

T: 01382 802050 E: [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.