

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



14 Roberts Street North, Forfar, DD8 3DL

- **Semi Detached Bungalow**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **Double Bedroom**
- **Gas Central Heating & Double Glazing, EPC D**
- **Landscaped Gardens**
- **Shed & Log Store**
- **Close to All Amenities**

Offers over £90,000

This semi-detached stone built cottage is situated in a popular residential location within walking distance of local shops, bus routes, town centre, supermarkets and all local amenities. 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 accommodation at ground floor level and benefits from gas fired central heating, UPVC double glazing, modern fitted kitchen with integral oven, hob and extractor hood, wood burning stove in lounge and modern three piece bathroom with shower.

Externally there is a beautifully landscaped garden to front with decking, lawn, sun terrace with balustrade, log store and timber shed.

This is an excellent opportunity for a number of purchasers including first time and retirement.

Entrance Hallway: Double glazed exterior door. Useful utility cupboard housing gas central heating boiler having power points.

Lounge: Approx. 3.43m x 3.6m. Spacious public room with double glazed window to side. Alcove display recess with storage below. Wood burning stove with black granite plinth and slate surround.

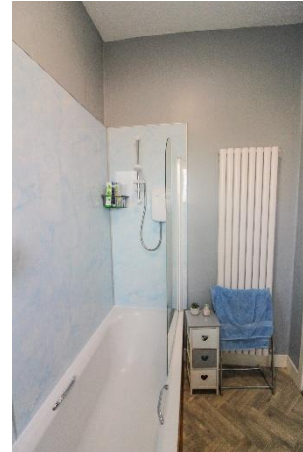


Kitchen:

Approx. 3.33m x 1.33m. Modern fitted kitchen with range of floor, wall and drawer units. Double glazed window to front. Co-ordinated work surface and splashback. Integral oven, hob and extractor hood. Plumbed for washing machine. Integral fridge.

Bathroom:

Approx. 1.8m x 2.4m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part wet wall. Double glazed frosted window to front. Contemporary style towel rail.



Bedroom:

Approx. 4.5m x 4.9m at widest point. Double bedroom with double glazed window to front. Large wardrobe with shelving and hanging rail.



Outside:

Beautifully landscaped front garden with log store, sun terrace, lawn, mature holly tree, decking and large timber shed with light and power.. Mutual path to front shared with adjoining property



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.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE
Tel: 01307 464443 • Fax: 01575 520229
forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP
Tel: 01382 200411 • Fax: 01382 203033
dundee@taysidepropertyonline.com