

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



18 Strathmore Court, Kirkton Place, Forfar. DD8 2DX

- **Well Maintained First Floor Retirement Apartment**
- **Security Entry & Lift Service**
- **Lounge/Dining Room with Juliet Balcony**
- **Modern Fitted Kitchen**
- **Modern Shower Room**
- **Double Bedroom with Walk in Wardrobe**
- **Shared Landscaped Gardens & Parking**
- **Residents Lounge, Laundry & Visitors Room, EPC C**

Offers over £110,000

This first floor apartment is located within this sought after retirement development in the heart of the town centre and therefore within convenient walking distance of all local amenities and services including local shops, supermarkets, doctors surgery and public transport. Forfar offers a broad cross section of social, leisure and consumer facilities including major supermarkets and independent retailers.

The property offers spacious accommodation throughout, and features include electric heating, double glazing, a modern fitted kitchen with integral oven, hob and extractor hood, double bedroom with walk in mirror fronted wardrobes and modern part tiled, part wet wall shower room.

The development has many facilities for which there are monthly charges which include a part time warden and general maintenance. This is an excellent example of the house style and viewing is highly recommended

Entrance Hallway: Useful storage cupboard. Further cupboard housing electric boiler, shelving and light.

Lounge/Dining: Approx. 4.62m x 4.31m. Bright and spacious public room with double glazed French doors with Juliet balcony to front and further double glazed window to side. Split pane frosted glass doors to kitchen.



Kitchen:

Approx. 1.84m x 2.92m. Modern fitted kitchen with floor, wall and drawer units. Integral electric hob, oven and extractor hood with tiling to splashback. Space for further appliances. Stainless steel sink and drainer with mixer tap. Double glazed window to front.



Bedroom:

Approx. 3.7m x 4.9m. Excellent size double bedroom with double glazed window to front. Folding door mirror fronted walk-in wardrobe with a range of shelving and hanging rails.





Shower Room:

Approx. 1.85m x 2.1m. Three piece white suite comprising WC, wash hand basin in storage unit and large shower enclosure. Part tiled, part wet wall. Extractor fan. Heated towel rail. Dimplex booster heater.



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.
Made with Metropix ©2025



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