

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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31 Threwells Drive, Forfar, DD8 1ES

- **End Terraced Villa**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **Double Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Gardens Front & Rear, Store & 2 Sheds**

Offers over £100,000

This well presented end terraced villa is situated in a popular residential location convenient for all local amenities including the town centre, local shops, schools and public transport. 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 on two floors and benefits from UPVC double glazing with replacement doors, gas fired central heating, modern fitted kitchen, shower room and two well proportioned double bedrooms.

Externally there are low maintenance gardens to front and rear with external store and two timber sheds.

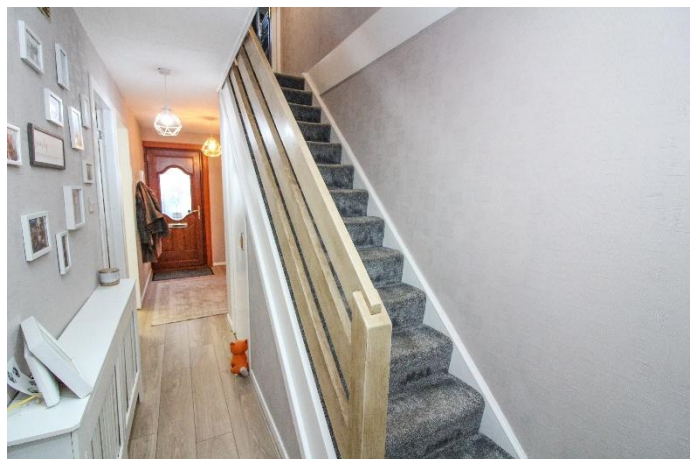
This is an excellent opportunity for a number of purchasers including first time and buy to let and viewing is highly recommended.

- Entrance Vestibule:** Double glazed wood grain effect UPVC exterior door. Cupboard.
- Hallway:** Staircase to upper floor accommodation. Further double glazed UPVC exterior door. Under stair storage cupboard.
- Lounge:** Approx. 3.37m x 5m. Spacious public room with UPVC patio doors looking to the garden.



Kitchen:

Approx. 3.3m x 2.7m. Fitted with a range of floor, wall and drawer units. Slot in electric cooker and extractor hood with stainless steel splashback. Plumbed for washing machine. Double glazed window with part views towards the Angus Glens.



Upper Floor Accommodation:

Upper Floor Landing: Hatch to loft space.



Shower Room:

Approx. 1.86m x 1.86m. Three piece suite comprising WC, wash hand basin and shower

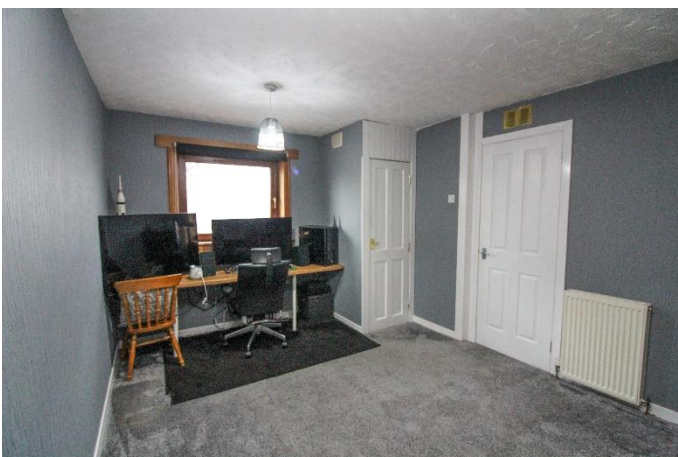
Bedroom 1:

Approx. 3.4m x 4.5m. Double bedroom with double glazed window. Wall to wall fitted wardrobes.



Bedroom 2:

Approx. 3.3m. x 4.45m. Another spacious double bedroom with double glazed window. Fitted cupboard also housing central heating boiler



Outside:

Enclosed low maintenance garden to front.

Rear garden is fully enclosed with patio area and gravel chips. External store and two timber sheds.



Wherever shown has been made to ensure the accuracy of the property information. Measurements are approximate and should not be used for legal purposes. All dimensions are to the internal face of walls unless otherwise stated. The plans are for information only and should not be used for any other purpose. For more information please contact the agent.



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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