

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



27 Lawson Avenue, Forfar DD8 1JZ

- **First Floor Flat**
- **Vestibule & Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **3 Bedrooms**
- **Gas Central Heating & Double Glazing, EPC C**
- **Driveway Parking and Garden**

Offers over £78,000 (HR Value 80K)

This main door first floor apartment is situated in a popular residential location convenient for Langlands Primary School, the town centre, public transport and local shops. 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, and benefits from double glazing and gas fired central heating, modern fitted kitchen, and bathroom with shower.

Externally there is driveway parking and private garden areas.

This is an excellent opportunity to obtain a spacious apartment of this style and location and will suit a number of purchasers including first time and buy to let.

Entrance Vestibule:	Exterior door. Tiled floor. Staircase to upper landing.
Upper Landing:	Double glazed window to side. Shelved linen cupboard. Further useful storage cupboard.
Hallway:	Hatch to loft storage space. All accommodation leading off.
Lounge:	Approx. 4.48m x 4.13m at widest. Spacious public room. Double glazed window to rear.



Kitchen:

Approx. 3.44m x 2.82m. Fitted with a range of modern floor, wall and drawer units. Integral oven, gas hob, extractor hood with glass splash back Ample space for further appliances. Stainless steel sink and drainer with mixer tap. Cupboard housing central heating boiler.



Bathroom:

Approx. 1.99m x 1.95m. Three piece modern white suite comprising WC and wash hand basin in fitted units. Bath and shower over bath with shower screen. Extractor fan. Double glazed frosted window to rear.



Bedroom 1:

Approx. 3.6m x 3.11m. Double bedroom. Dual aspect double glazed windows to front and side with views over school playing field and over Forfar and beyond. Fitted wardrobe.



Bedroom 2:

Approx. 3.56m x 3.28m. Double bedroom. Double glazed window to front. Double mirror fronted wardrobes.



Bedroom 3:

Approx. 3.6m x 3.46m. Another spacious double bedroom. Double glazed window to front. Double mirror fronted wardrobes. Recessed shelving.



Outside:

Private garden and shared areas. Driveway parking.



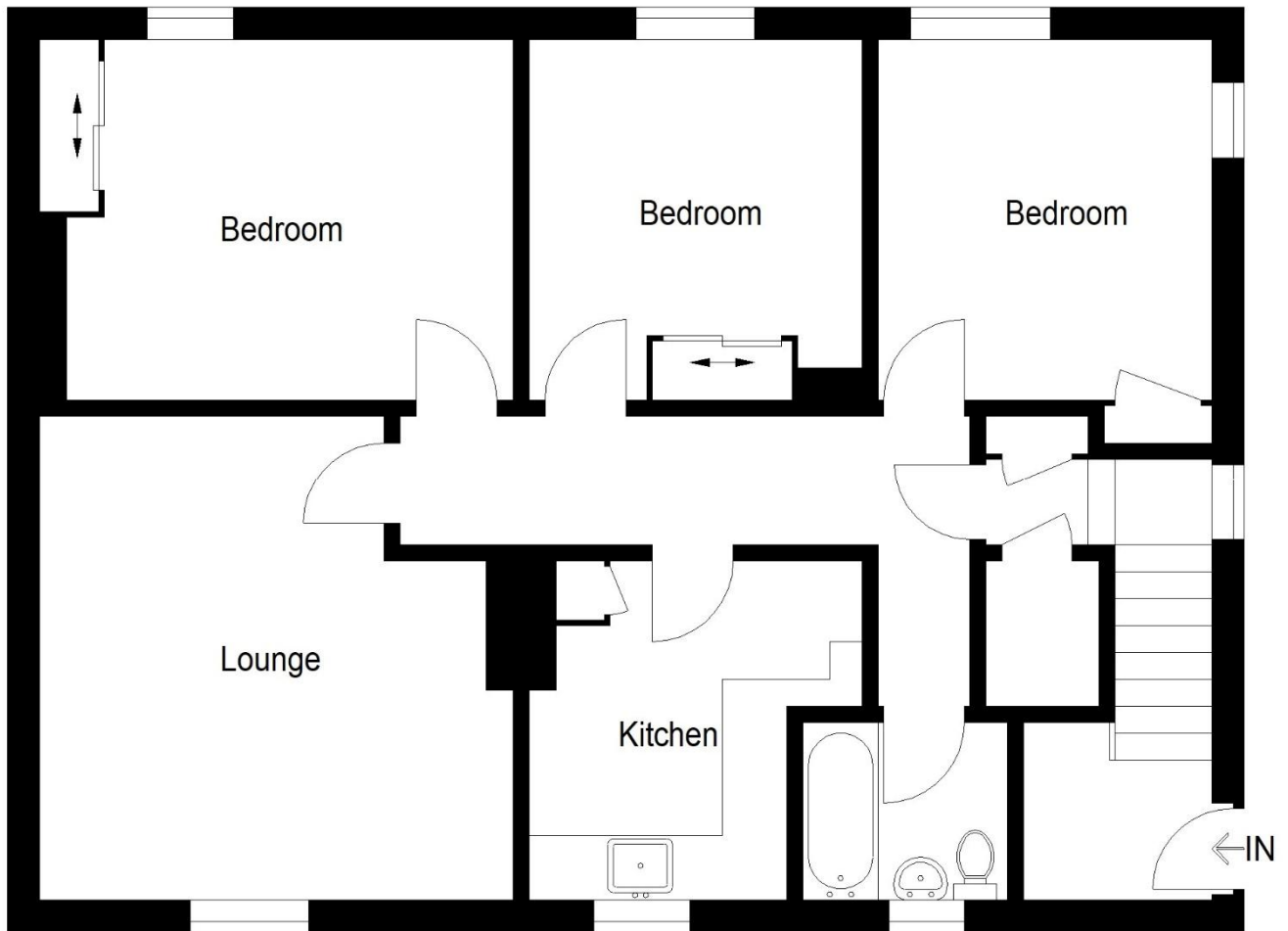


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Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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