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**17 CHAPEL STREET, FORFAR, DD8 2AB**  
**OFFERS OVER £95,000**

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**HOME REPORT VALUATION**     **£95,000**

**EPC RATING**                         **C**



This ground floor two bedroom flat is presented in an immaculate condition, ideal for those looking for a property that is ready to move into. The property is situated within an ideal location with the Town Centre and many amenities within a few minutes walk. Forfar is a bustling town and offers commuting links to Dundee, Montrose and Aberdeen via the A92 along with bus routes to the surrounding towns. The property benefits from double glazing, gas central heating and one private parking space.

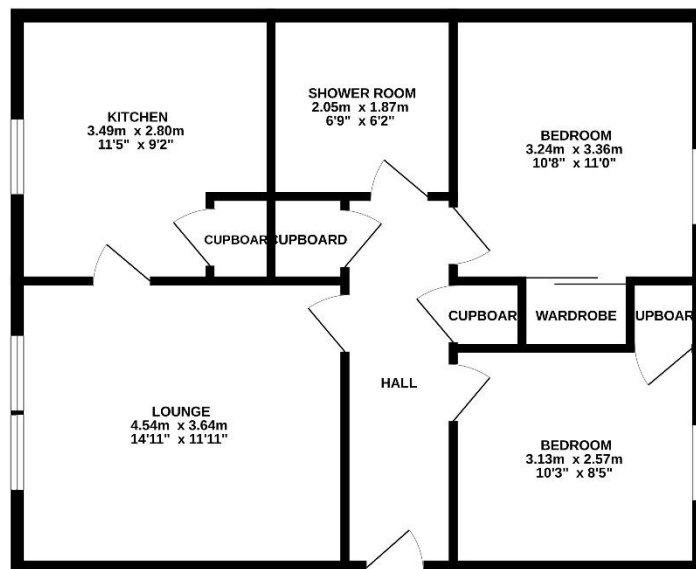
The property opens to the hallway laid with laminate flooring which extends through into the lounge. There are two good size storage cupboards within the hallway, one with shelving to be used as a linen cupboard and the other with the fuse box. The spacious lounge is located to the front of the property with two windows with fitted blinds. The kitchen is accessed from the lounge and is also of a good size with space for a small dining area. There are modern wall and base units fitted within the kitchen with an integrated hob, oven, extractor hood and stainless steel sink. The washing machine, under counter fridge and freezer located within the storage cupboard are included within the purchase price. The room is finished with tile effect linoleum flooring and a tiled splashback.

The two bedrooms are located to the rear of the property both with South facing windows providing ample natural light. The larger double bedroom is fitted with carpet flooring and double wardrobe with mirror sliding doors. The second bedroom is fitted with laminate flooring and a wardrobe with hanging rail and shelf. The modern shower room includes a large shower cubicle with sliding doors and vanity unit with integrated wash hand basin, WC and storage cupboard. There is also a wall mounted medicine cabinet with a mirrored door. This room benefits from a stainless steel heated towel rail, linoleum flooring and wet wall surrounding the shower and vanity unit.

Externally there is a small garden area laid with stone chips to with a rotary drying line.

This property would be ideal for first time buyers, those looking to downsize or for a buy to let investor. Early viewing is highly recommended.

GROUND FLOOR  
67.3 sq.m. (725 sq.ft.) approx.



TOTAL FLOOR AREA: 67.3 sq.m. (725 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floors, rooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Issue with Mileage 02/03



**Lawson, Coull & Duncan** | 01382 227555

Solicitors, Notaries & Estate Agents | Reception@lawsoncoull.co.uk

| www.lawsoncoullduncan.co.uk

