

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**39C St James Road, Forfar DD8 1LN**

- **Firs Floor Flat**
- **Hallway**
- **Lounge**
- **Kitchen Dining**
- **Bathroom**
- **Double Bedroom**
- **Gas Central Heating & Double Glazing, EPC C**
- **Garden & External Store**
- **Close to All Amenities**

**Offers over £60,000**

This well presented first floor apartment forms part of a well maintained block of four in a popular residential location only a short distance from the town centre, public transport, supermarkets, schools and local shops. Forfar offer 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 throughout and is in good decorative order. The property benefits from UPVC double glazing, gas fired central heating with combi boiler, modern bathroom with shower, and modern dining size kitchen.

Externally there is a store and private area of garden ground.

This is an excellent opportunity to obtain a flat of this style and location, and viewing is highly recommended.

**Entrance Hallway:** Exterior door with glazed panel above. Cupboard housing electricity meter.

**Lounge:** Approx.4.4m x 3.45m. Spacious public room. Double glazed windows to front enjoying rooftop views over the town towards the Angus Glens and Grampian Foothills.



**Kitchen/Dining:**

Approx. 3.46m x 3.35m. Fitted with modern floor, wall and drawer units. Integral oven, hob and extractor hood with glass splash back. Tiled to splash back. One and half sink and drainer with mixer tap. Wall mounted Worcester combi boiler. Plumbed for washing machine and dishwasher. Space for table and chairs. Large walk in shelved storage cupboard with light and space for tumble dryer.



**Bedroom:**

Approx. 4.4m x 2.42m. Spacious double bedroom. Double glazed window to front, again enjoying the views.



**Bathroom:**

Approx. 3.77m x 1.27m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower curtain. Double glazed frosted window to rear. Chrome ladder style towel rail.



**Outside:**

External store and private area of garden ground to the top left.



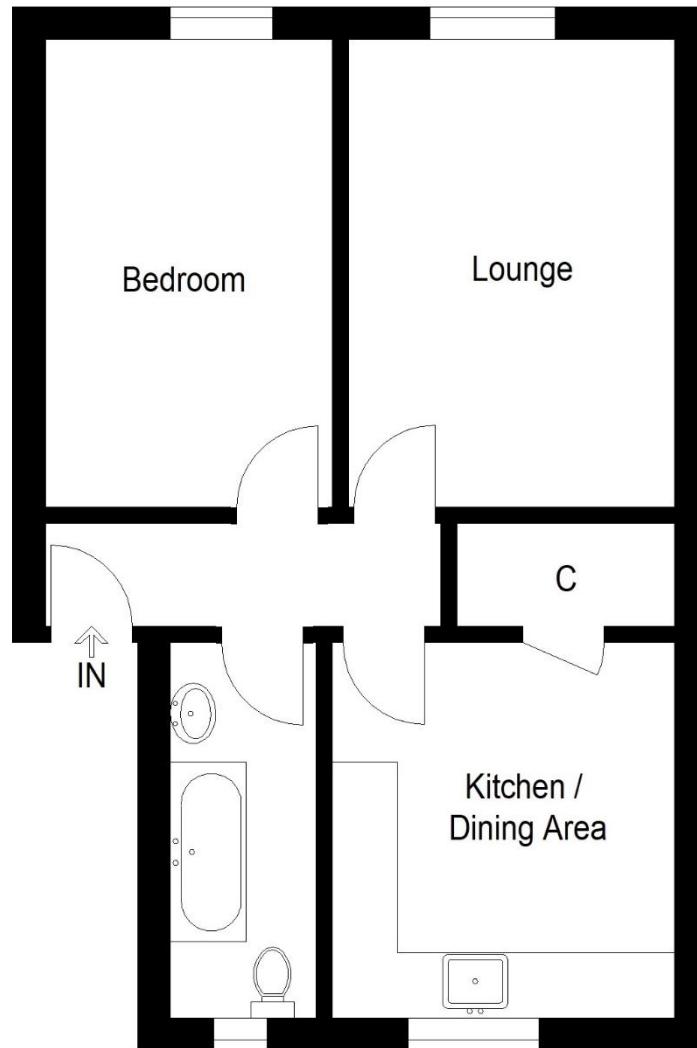


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Not To Scale (ID1178857 / Ref:90180)



*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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