

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



7 Market Place, Forfar DD8 3BQ

- **Detached Villa**
- **Lounge**
- **Open Plan Dining Room**
- **Kitchen**
- **Utility Room & Cloaks/WC**
- **4 Bedrooms & En Suite**
- **Family Bathroom**
- **Gas Central Heating & Oil Fired Central Heating, EPC C**
- **Driveway & Integral Garage**
- **Low Maintenance Gardens**

Offers over £220,000

This deceptively spacious detached villa is situated in a popular residential location only a short walk from the town centre, Whitehills Primary School, Forfar Academy and Community Campus 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.

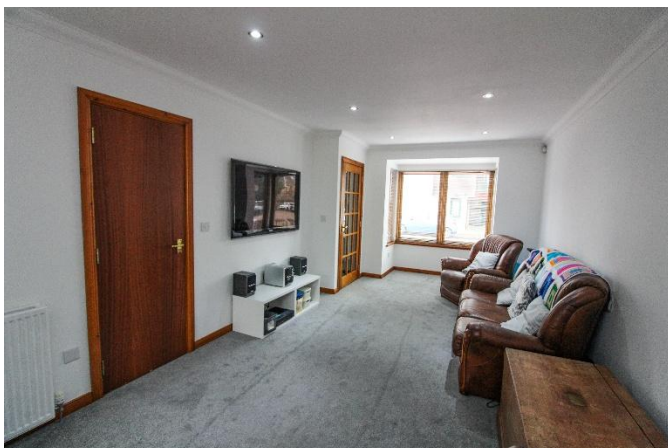
The property offers spacious and well-proportioned accommodation over two floors and is in good decorative order. The subjects benefit from oil fired central heating, double glazing, fitted kitchen with open plan dining room, separate utility room, cloaks/WC, four double bedrooms, all with fitted wardrobes, En Suite shower room and family bathroom.

There are low maintenance gardens to both front and rear, driveway parking, integral garage and electric charging point.

This is a rare opportunity to obtain a family home of this style and location, and viewing is highly recommended.

Entrance Hallway: Double glazed exterior door. Staircase to upper floor accommodation.

Lounge: Approx. 6.25m measured into bay window x 3.14m. Spacious public room with double glazed bay window to front. Useful under stair storage cupboard with cloak rail and light. Open plan top dining room.





Dining Room:

Approx. 3m x 2.56m. Another spacious public room with double glazed patio doors to rear. Open plan to the kitchen.

Kitchen:

Approx. 3m x 2.95m. Fitted with modern floor, wall and drawer units. Integral oven, hob and extractor hood. Space for further appliances. Plumbed for dishwasher. Stainless steel sink and drainer. Tiling to splash back. Double glazed window to rear. Large, shelved pantry cupboard with light.



Utility Room:

Approx. 1.82m x 1.93m. Fitted with base level storage units. Stainless steel sink and drainer. External extractor fan. Tiling to splash back. Internal courtesy door to garage.

Cloaks/WC:

Approx. 1m x 1.71m. Two piece white suite comprising WC, and wash hand basin. Extractor. Double glazed frosted window to rear.

Upper Floor Accommodation:

Upper Floor Landing: Hatch to loft space.

Bathroom: Approx. 1.92m x 2m. Three piece white suite comprising WC and wash hand basin in fitted units. Bath. Shower over bath with shower screen. Extractor. Double glazed frosted window to side.



Bedroom 1: Approx. 4m x 3.16m. Double glazed window to front. Fitted wardrobe.



En Suite: Approx. 1m x 2m. Three piece white suite comprising WC, wash hand basin and shower cubicle with curtain. Part tiled. Extractor fan.

Bedroom 2:

Approx. 4.11m x 2.87m. Double bedroom. Double glazed window to front. Fitted wardrobe.



Bedroom 3:

Approx. 3.46m x 3.22m at widest points. Double bedroom. Double glazed window to rear. Double mirror fronted wardrobes.



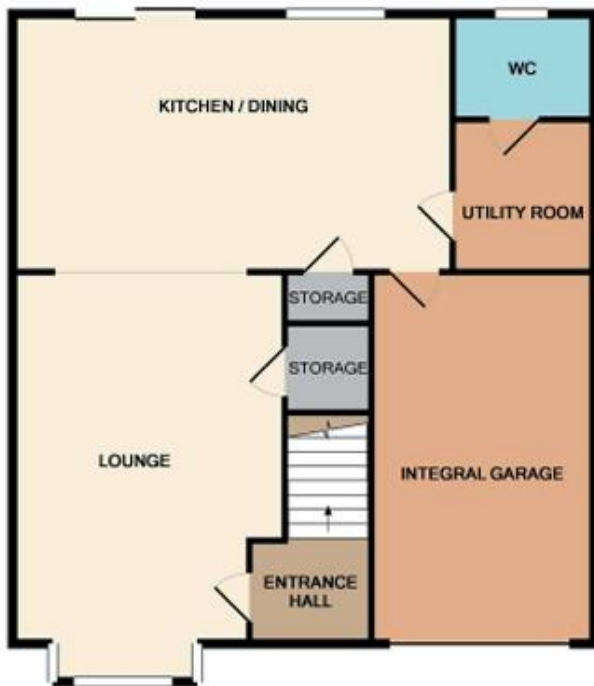
Bedroom 4:

Approx. 3.2m x 2.8m. Double bedroom. Double glazed window to rear. Double mirror fronted wardrobes.

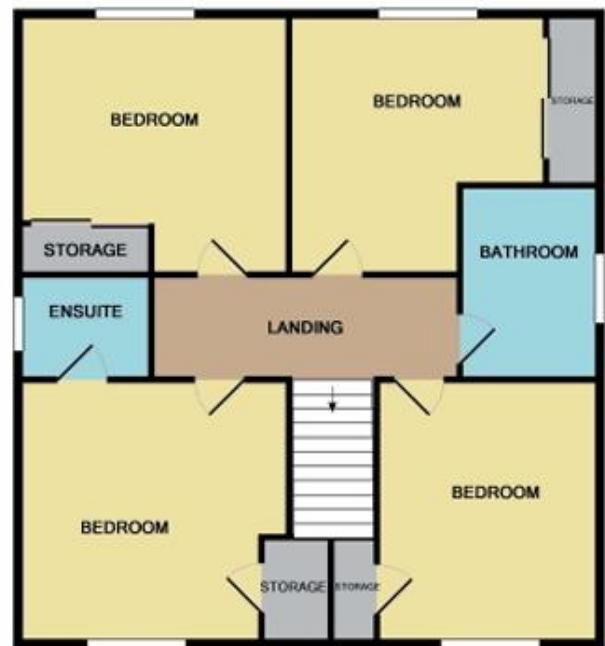


Outside:

Monoblock driveway to front provides off street parking and leads to integral garage. Internal courtyard door. The rear garden is laid out for ease of maintenance in artificial grass and decking. Oil tank. Paved pathways and drying area.



GROUND FLOOR



1ST FLOOR



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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