



**18 Katarine Street, Forfar, DD8 3JZ**  
**Offers Over £230,000**

Contact Solicitors for an  
appointment to view  
**01382 203000**

**Chamber Practice** 



Great opportunity to purchase this 4 bed terraced villa situated at the end of a quiet cul de sac on the northern periphery of the town within easy reach of the town centre with its wide variety of amenities including supermarkets, shops, bars, restaurants, take-aways, leisure and recreation facilities, schools and public transport links.

The subjects provide generously proportioned accommodation over 2 levels and benefit from double glazing, gas central heating and uninterrupted views over open countryside.

Ground floor accommodation comprises: entrance vestibule, hallway with under-stair storage cupboard and carpeted staircase to upper floor; 3 double bedrooms with built in wardrobe/storage facilities, wet room with W.C., vanity unit and shower enclosure housing mains fed shower, attractive tiling and wet-wall panelling and heated towel rail; and utility area with external door to rear. On the upper floor there is a superb lounge with built in storage facilities, windows on either side and sliding glass doors leading to a large balcony, ideal for alfresco dining and relaxing whilst enjoying the open countryside views; spacious dining kitchen fitted with a range of base and wall mounted units with contrasting worktops and tiled splashbacks and ample space for table and chairs; and dining room/home office/bedroom 4. Externally there are private gardens and driveway and garage providing off street parking facilities for several vehicles.

This particular property would make an ideal family home and early viewing is recommended.

- **Quiet Cul de Sac Location**
- **Panoramic Views Over Open Countryside**
- **Hall**
- **Utility**
- **Lounge with Balcony**
- **Dining Kitchen**
- **Wet Room**
- **Cloakroom**
- **3 Double Bedrooms**
- **Bedroom4/Dining Room/Home Office**
- **DG & GCH**
- **Private Gardens**
- **Driveway & Garage**



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It is known as the home of the bridie and Forfar, along with a cluster of nearby Strathmore villages, plays a central role in Angus life. The traditional market town is the administrative hub of the region, enjoying all the facilities you would expect of a community with around 14,000 residents.

In addition to shops - bakers included, naturally - Forfar enjoys a leisure centre, swimming pool, golf course, an Academy and primary schooling and a professional football team playing at Station Park.

The town, once a major textile centre, was bypassed by the A90 dual carriageway linking Aberdeen and Dundee back in the late 80s.

Five miles away, the biggest of the many villages in the county is Letham, with its many active clubs and societies, and other smaller communities owing their existence to farming include Tannadice, Kingsmuir on the road to Carnoustie and Guthrie, which is equidistant from Forfar, Arbroath and Brechin.



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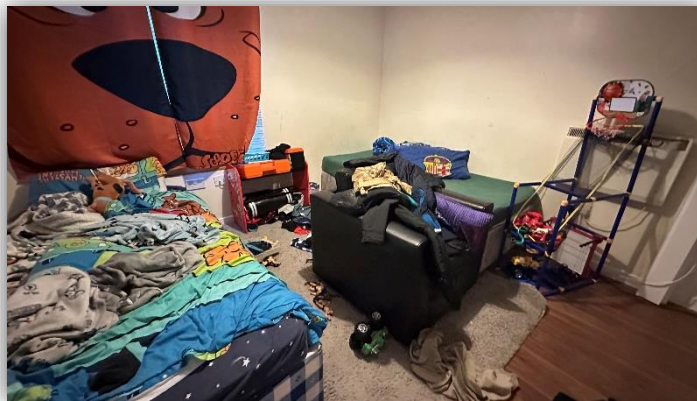
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