

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## 37 Queen Street, Forfar DD8 3AL

- Terraced Cottage
- Vestibule
- Lounge
- Modern Fitted Kitchen
- Double Bedroom
- Modern Shower Room
- Double Glazing
- Electric Heating, EPC F
- Central Location
- Close to All Amenities

Offers over £80,000

This terraced one bedroom cottage occupies a prime central location within walking distance of all local amenities and services including shops, bus routes, cafes and bars. Forfar offers broad cross section of social, leisure and consumer facilities and provides convenient distance of all local amenities and services including shops, schools and public transport. 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 at ground floor level and is in good decorative order. The subjects benefit from double glazing, with Velux double glazed windows, electric heating, modern fitted kitchen and modern fully tiled shower room.

This is an ideal retirement or first time purchase, and viewing is highly recommended.

**Entrance Vestibule:** Double glazed exterior door.

**Lounge:** Approx. 4.45m x 5.75 at widest point. Spacious public room having two double glazed windows to front, both with window display shelves. Feature alcove study area.





**Kitchen:**

Approx. 3.4m x 2.8m. Fitted with a range of modern floor, wall and drawer units. Integral oven, hob and extractor hood. Tiled to splash back. One and half sink and drainer with mixer tap. Space for further appliances. Double glazed velux window. Feature arch to lounge.

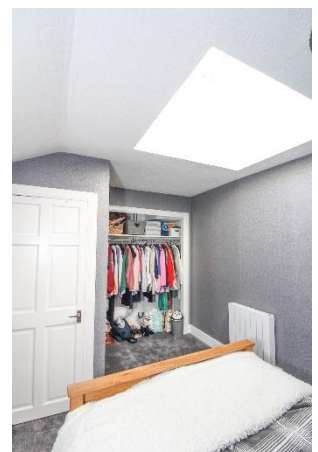


**Landing:**

Access with three steps from lounge.

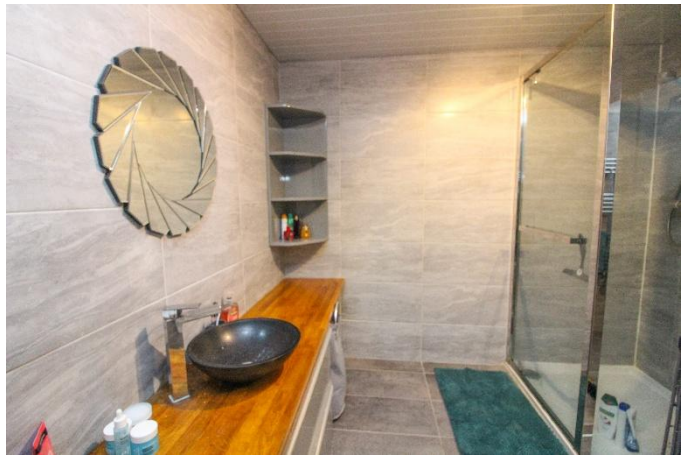
**Bedroom:**

Approx. 3.98m x 2.7m. Spacious double bedroom. Double glazed Velux window. Two recess wardrobe areas, both with shelving.



**Shower Room:**

Approx. 2.8m x 2.63m. Fully tiled. Low maintenance ceiling. Tiled floor. Three piece suite comprising WC, bowl wash hand basin, and large shower enclosure. Heated towel rail.



**Outside:**

Screened bin recess.



Illustration For Identification Purposes Only.  
Not To Scale (ID995528 / Ref:85710)



*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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