

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



29 North Street, Forfar, DD8 3BH

- **First Floor Flat**
- **Hallway**
- **Lounge**
- **Breakfasting Kitchen**
- **Bathroom with Shower**
- **2 Double Bedrooms**
- **Gas Central Heating**
- **Double Glazing, EPC C**
- **Private Garden with Shed**
- **Close to all Amenities**

Offers over £79,950

This spacious, first floor flat is situated in a popular residential location, withing walking distance of the town centre and all local amenities and services including, local, 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 bright and airy accommodation with well proportioned lounge, breakfasting kitchen, two double bedrooms and bathroom with shower. Ther is a recently installed gas central heating boiler and double glazing. In addition, there is a large attic for extra storage.

Externally there is a sizeable private area of garden ground laid to lawn, patio and having timber shed.

This is an excellent opportunity for a first time buyer or buy to let investor and viewing is highly recommended.

Hallway: Large shelved storage cupboard with power and light. Hatch to attic. Cupboard housing boiler.

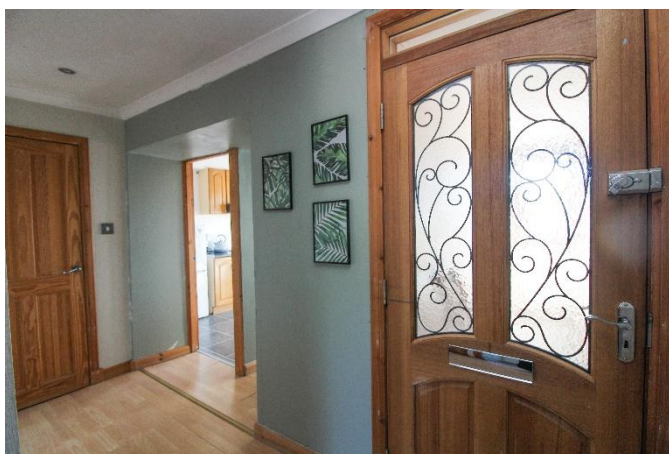
Lounge: Approx. 4m x 4.96m Large public room with double glazed window to front. Display alcove.



Breakfasting Kitchen: Approx. 3.45m x 2.41m. Range of fitted units. Breakfast bar. Stainless steel sink and drainer. Ample work surfaces. Space for appliances.



Bathroom: Approx. 2.81m x 1.5m. Three piece white suite comprising WC, wash hand basing with storage below, bath and shower over bath. Part wet wall. Mirror. Double glazed frosted window to rear.



Bedroom 1:

Approx. 3.94m x 3.95m. Excellent size double bedroom with double glazed window to front. Three door mirror fronted wardrobes.



Bedroom 2:

Approx. 3.38m x 2.86m. Another spacious double bedroom. Wardrobe recess. Double glazed window to front.



Outside:

Private enclosed garden to rear with lawn, patio and shed.

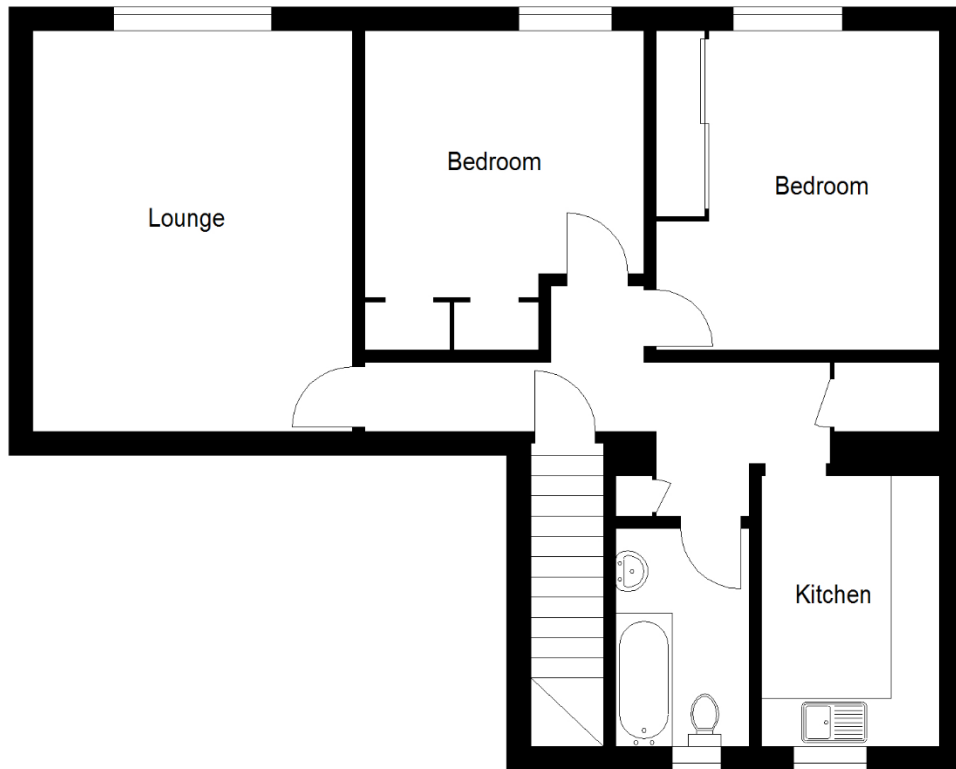


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Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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