

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



## 20 Isla Place, Forfar DD8 3RG

- End Terraced Bungalow on Corner Plot
- Vestibule & Hallway
- Lounge
- Kitchen Dining
- Shower Room
- 2 Bedrooms
- Gas Central Heating
- Double Glazing, EPC C
- Driveway Parking & Low Maintenance Gardens, Shed
- Close to All Amenities

**FIXED PRICE £138,000 ( Home report value 150K)**



This end terraced bungalow occupies a corner plot in a sought after residential location within walking distance of the town centre, close to bus routes, local shops, schools and all services. 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 benefits from gas fired central heating and double glazing.

There is driveway parking to front and low maintenance gardens to front, side and rear, with timber shed.

This is an excellent starter home, or retirement bungalow and viewing is highly recommended.

**Entrance Vestibule:** Double glazed exterior door. Frosted glass door into hallway

**Hallway:** Hatch to loft storage space with pull down ladder. Shelved storage cupboard also housing the gas central heating boiler. Another useful shelved storage cupboard.

**Lounge:** Approx. 4.4m x 3.6m. Spacious public room. Double glazed window to front.





**Shower Room:**

Approx. 1.5m x 2.65m. Three piece white suite comprising WC, wash hand basin and shower enclosure with wet wall. Double glazed frosted window to front.

**Kitchen/Dining:**

Approx. 3.9m x 2.46m. Fitted with a range of floor, wall and drawer units. Gas hob. Integral oven. Tiling to splash back. Plumbed for washing machine. Double glazed window to front. Space for table and chairs. Shelved larder cupboard.

**Bedroom 1:**

Approx. 3.75m x 3.3m. Double bedroom. Double glazed window to side. Double mirror fronted wardrobes.

**Bedroom 2:**

Approx. 3.12m x 3.16m. Another good sized double bedroom. Double glazed window to side. Double mirror fronted wardrobes.

**Outside:**

The property occupies a corner plot with well laid out easily maintained gardens to front and side with Monoblock pathways and gravel chips. Monoblock driveway to front. Ramp and gate access to side. Timber shed. Drying area.



GROUND FLOOR



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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