

# Property for Sale



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Estate agency division of Jack Brown & Company Solicitors



**12a East High Street, Forfar DD8 2EG**

- **Maisonette Apartment**
- **Prime Central Location**
- **Lounge**
- **Kitchen Dining & Utility Cupboard**
- **Bathroom**
- **3 Double Bedrooms**
- **Gas Central Heating, EPC D**
- **Traditional Character & Charm**
- **Conservation Area & Category C Listed**

**Offers over £95,000**



This deceptively spacious traditional maisonette apartment is situated in a prime central location with easy access to all local amenities and services including shops, supermarkets, schools, and public transport. Forfar offers a full range 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 character and charm and can be described as quirky, having been upgraded and modernised by the present owners throughout the years. The subjects benefit from modern recently installed dining size kitchen with integral oven, microwave, hob, extractor and dishwasher, separate utility cupboard, gas fired central heating with combi boiler, bathroom with shower and three well-proportioned bedrooms. The property is category C listed and is within a conservation area.

This property must be viewed to fully appreciate the spacious nature of home together with the traditional style and charm.

**Entrance Vestibule:** Exterior door. Cupboard housing central heating boiler. Staircase to first floor landing.

**First Floor Landing:** Sash and case window with display shelf to side. Ornate balustrade and wooden banister. Cornicing

**Lounge/Dining:** Approx. 4m x 4.1m. Spacious public room. Two sash and case windows with working shutters looking to front. Focal point of the room is a cast iron wood burning stove on marble hearth with wooden mantle above. Cornicing.





**Kitchen/Dining:**

Approx. 3m x 3.8m. Fitted with a range of modern contemporary style floor, wall and drawer units. Integral electric oven, microwave, induction hob, extraction hood and dishwasher. Breakfast bar. Stainless steel sink and drainer with mixer tap. Tiling to splash back. Walk in larder cupboard with glass door. Inset downlighters. Sash and case frosted window to side. Access to staircase and utility cupboard.



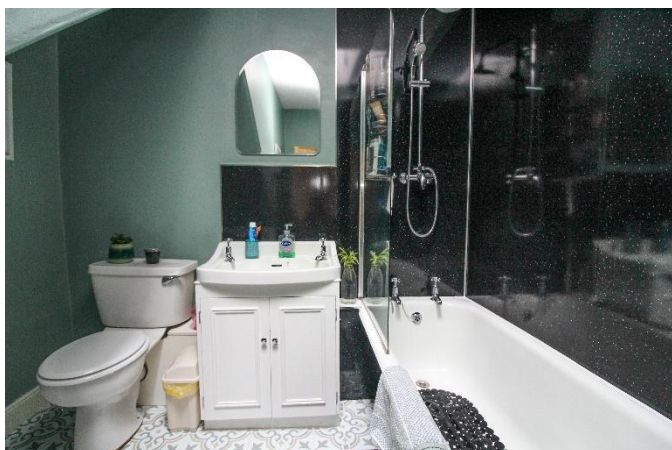


**Bedroom 1:**

Approx. 3.9m x 3.7m. Spacious double bedroom. Sash and case windows to rear with views over the town towards Balmashanner. Double mirror fronted wardrobe. Further single wardrobe.

**Bathroom:**

Approx. 3m at widest x 2.44m. Three piece white suite comprising WC, wash hand basin and bath. Shower over bath with shower screen. Part wet wall around splash back areas. Roof window. Extractor fan.

**Utility Cupboard:**

Plumbing for washing machine. Space for tumble dryer.

**Upper Landing:**

Roof window. Wooden balustrade. Large storage cupboard.

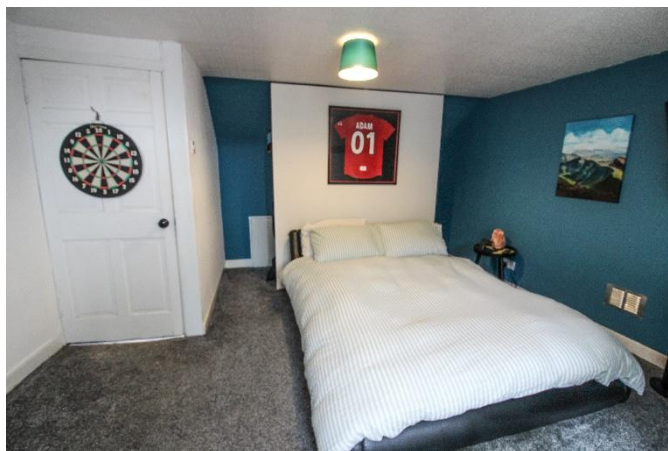
**Bedroom 2:**

Approx. 3.27m x 3.22m. Double bedroom. Sash and case window to side. Eaves storage. Recess wardrobe and vanity area with wooden mantle above.



**Bedroom 3:**

Approx. 3.92m x 4.9m. Spacious double bedroom. Sash and case windows. Bay window to front with rooftop views over the town to the Angus Glens in the distance. Recess wardrobe area. Further eaves storage.



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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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