

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



12 Arbroath Road, Forfar DD8 2HN

- **Detached Villa**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **3 Bedrooms**
- **Double Glazing & Gas Central Heating, EPC E**
- **Gardens & Driveway**
- **Large Cabin Outbuilding**
- **Former Toilet Block/Storage Unit**

Offers over £175,000

This charming, detached villa is situated only a short walk from the town centre, shops, schools, supermarkets 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 over two floors and whilst in need of some cosmetic upgrading offer the purchaser excellent potential to obtain a detached home to put their own stamp on. The subjects benefit from gas central heating, double glazing and wood burning stove in lounge. Timber gates lead to a large parking courtyard with ample space for multiple vehicles and carport. There are mature gardens to front side and rear and two sheds.

The large cabin has power light bathroom and kitchen and is ideal from those working from home or as studio/ playroom/ gym or teenager games room. There is a former public toilet block included in the sale, and this can be utilised as further storage/workshop if required.

This is a one off property which must be viewed to appreciate the individual style and potential.

Entrance Hallway: Double glazed replacement door.

Lounge: Approx. 5.4m x 4.2m Spacious public room. Double glazed bay window/patio doors to front. Woodburning stove.



Kitchen:

Approx. 4.26m x 2m. Fitted with a range of floor, wall and drawer units. Stainless steel sink and drainer. Exterior door to rear garden. Window to rear. Cupboard under stairs with boiler, power and light.

**Bedroom 1:**

Approx. 4.65m x 3m. Double glazed window to front. Fitted wardrobe. Fire surround.

**Upper Floor
Accommodation:**

Bathroom:

Approx. 2.15m x 1.9m. Three piece white suite comprising WC, wash hand basin and bath. Double glazed window to rear.

Bedroom 2:

Approx. 4m x 3.36m. Double bedroom. Double glazed window to front. Fitted wardrobe.

**Bedroom 3:**

Approx. 4.3m x 2.6m. Double bedroom. Double glazed windows to side. Fitted wardrobes. Further walk in wardrobe.

**Outside:**

Driveway parking to front with timber gates and bounded by stone built wall. Carport. Gardens to front, side and rear are well stocked with mature shrubs and trees. Two sheds.



Cabin:

Approx. 7.5m x 4.3m. Fitted kitchen units. Plumbed for washing machine. Stainless steel sink and drainer. Gas hob. Double glazed windows and French doors to front. Large walk in wardrobe.

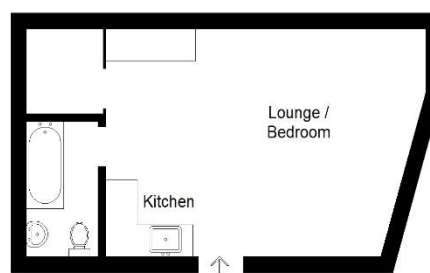
**Bathroom:**

Approx. 2.3m x 1.24m. Three piece white suite comprising WC wash hand basin and bath. Double glazed window to front.

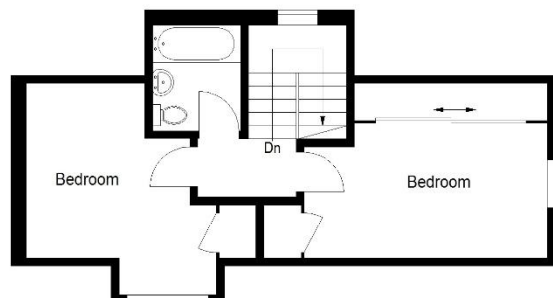
Former Toilet Block:



Ground Floor



Cabin
(Not Shown In Actual
Location / Orientation)



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1189904 / Ref:90370)



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