

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



9 Muir Street, Forfar, DD8 3JY

- **End Terraced Stone Built Cottage**
- **Countryside Views**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **3 Bedrooms**
- **Large Basement with Excellent Potential**
- **Off Street Parking,**
- **South Facing Garden to Front & Garden to Rear**
- **Gas Heating & Double Glazing, EPC D**

Offers over £165,000

This end-terraced, stone-built bungalow with basement, is located in a sought after residential location and is convenient for the town centre and all local amenities and services including major supermarkets, primary schools, Lochside Country Park and Forfar Academy and Community Campus. The front of the property enjoys south facing views over Forfar towards Balmashanner and from the rear open countryside views towards the Angus Glens and Grampian foothills. There is also easy access to the Dundee Aberdeen A90 dual carriageway which connects to major routes north and south.

The property has been upgraded and redecorated and benefits from gas fired central heating, double glazing, modern fitted kitchen with integrated appliances, modern bathroom with spa bath and shower and three well proportioned bedrooms. Recently fitted carpets and ready to move in condition.

The large basement has endless possibilities to measuring approx.5.5m x 5.2m and has two street level windows – may be useful as playroom, gym or studio.

Adjacent to the property is a large south facing garden and off street parking and further garden to rear.

This is an excellent opportunity to obtain a home of this style and location and viewing is highly recommended to appreciate the spacious nature together with the views.

Hallway: Access to basement.

Inner Hallway: All accommodation leading off. Feature arch. Double glaze window to rear. Corner storage cupboard.

Lounge: Approx. 4m x 3.11m. Spacious public room with double glazed window to front. Alcove display recess.



Kitchen:

Approx. 3m x 3.16m Modern fitted kitchen with Integral oven, hob, extractor, dishwasher, fridge and freezer. Free standing washing machine (no warranties given).

**Bathroom:**

Approx. 3.3m x 2.1m. Three piece white suite comprising WC, wash hand basin and spa bath. Shower over bath with shower screen. Chrome ladder style towel rail.

Bedroom 1:

Approx. 4.25m x 2.6m. Double bedroom with double glazed window to front.

**Bedroom 2:**

Approx. 3.47m x 2.8m Double bedroom. Double mirror fronted wardrobes.

Bedroom 3.

Approx. 3.2m x 1.93. Single bedroom with views to front

Basement

Approx. 5.5m x 5.2m. Excellent potential. Could be used as studio, gym, playroom etc.

Outside:

Off street parking for two vehicles, south facing garden and further garden to rear.





Floor plan not to scale and provided for general guidance on layout only



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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